Large Scale Development Plans

# ROGERS ALZHEIMER'S SPECIAL CARE CENTER 2000 S. Hampton Place

Rogers, Benton County, Arkansas

Owner/Developer

JEA Senior Living 5101 NE 82nd Ave., Suite 200 Vancouver, WA 98662 Telephone: (360) 977-0175

### FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0260K \$ 05007C0270K

Effective Date: June 5, 2012









**ENGINEERS** • SURVEYORS

2407 SE Cottonwood Street = Bentonville, AR 72712 = 479.273.2209 = morrisonshipley.com

CURRENT ZONING OF SUBJECT PROPERTY R-O - RESIDENTIAL OFFICE DISTRICT MINIMUM SETBACK REQUIREMENTS

) Maximum structure height:

a. When the building is adjacent to residential districts: 35 feet.

b. When the building is adjacent to commercial, industrial, or office district:

c. Accessory structures: 16 feet.

(2) Minimum yard requirements: a. Front yard: 30 feet. If parking is provided in the front yard area, then the front yard setback shall be 50 feet.

b. Interior side yard: Ten feet. c. Exterior side yard: 25 feet.

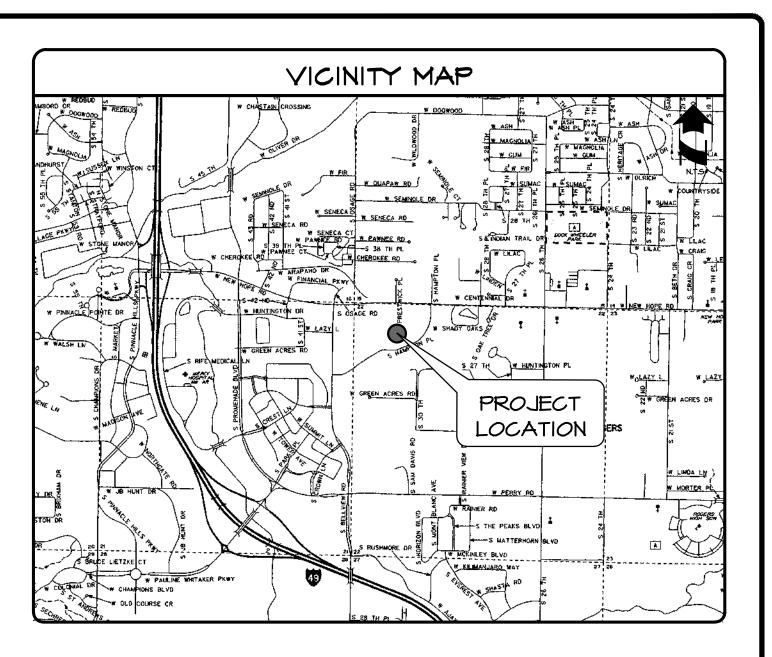
d. Rear yard: 25 feet.

(3) Maximum building coverage (including accessory buildings): 50 percent.

(4) Minimum open space: Not less than 30 percent of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping

(5) Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways, and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 70 percent of the total lot

Issued For Review 04.01.16



### INDEX OF SHEETS

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Irrigation Plan Sheet

Irrigation Plan Sheet 2

Irrigation Plan Sheet 3

Miscellaneous Details

Miscellaneous Details

Miscellaneous Details

Rogers City Details

## SITE UTILITY CONTACTS CITY OF ROGERS, AR

Natural Gas

Black Hills Energy Contact: Kenneth Peters 1255 N. 13th Street Rogers, Arkansas 72756 Telephone: (479) 636-1759 \*6021

Telephone

AT#T Contact: John Hill 627 White Road Springdale, Arkansas 72766 Telephone: (479) 442-1963

Cable Television

Cox Communications Contact: Michael Smothers 4901 S. 48th Street Springdale, Arkansas

Telephone: (479) 871-8807 Electric

Carroll Electric Contact: Levi Lane 707 SE Walton Boulevard P.O. Box 329 Bentonville, Arkansas 72712 Telephone: (479) 273-2421 \*2694

#### GOVERNING AGENCIES

City Of Rogers

301 W Chestnut Rogers, Arkansas 72756

Planning & Transportation Department Contact: Lance Jobe, P.E. Telephone: (479) 621-1186

Street Department. Contact: Frankie Guull

Telephone: (479) 644-5008

Telephone: 501-661-2623

Department Of Health Arkansas Department Of Health Division Of Engineering, Slot 37 4815 W. Markham

Little Rock, Arkansas 72205

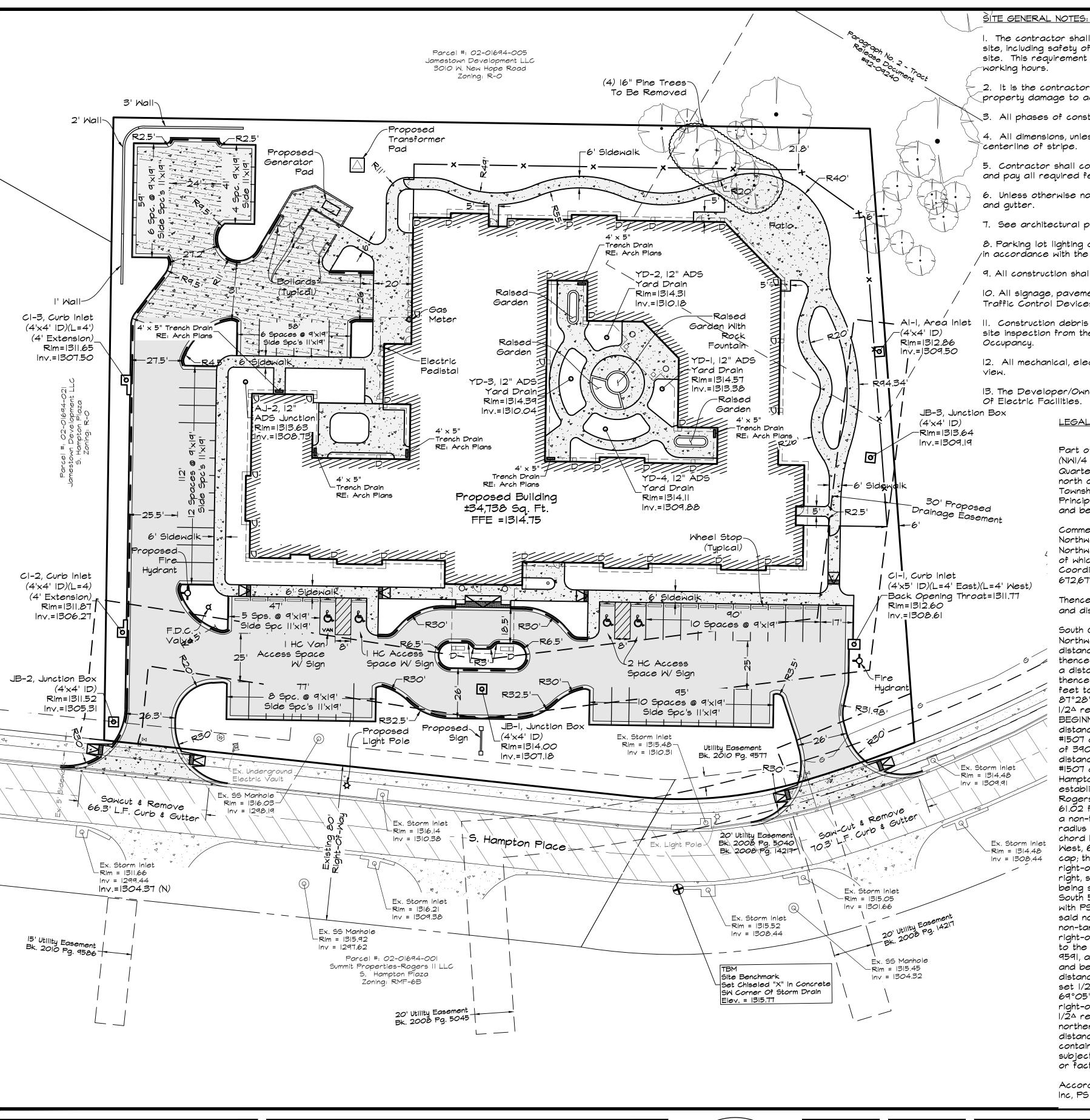
201 North First Street Rogers, Arkansas 72756 Contact: Travis Hollis Telephone: (479) 621-1117

Fire Department

Mater & Sewer Rogers Water Utilities 60 S. 2nd St. Rogers, Arkansas 72756 Contact: Stephen Ponder

Telephone: (479) 621-1156

Alzheimer



. The contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during all phases of construction of this site. This requirement shall apply continuously and shall not be limited to construction

2. It is the contractor's responsibility to take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project.

3. All phases of construction shall meet or exceed the site work specifications.

4. All dimensions, unless otherwise noted, are to the back of curb, face of building or

5. Contractor shall coordinate and comply with all utility companies involved in project and pay all required fees and costs.

6. Unless otherwise noted, all curb adjacent to asphalt paving shall be 6" type "A" curb

7. See architectural plans for exact building dimensions and layout.

8. Parking lot lighting or lighting attached to the building must be cut-off lighting fixtures /in accordance with the City of Rogers requirements. Refer to MEP plans.

9. All construction shall conform to the City of Rogers regulations.

10. All signage, pavement markings, and striping shall conform to the Manual Of Uniform Traffic Control Devices (MUTCD) standards and regulations.

II. Construction debris must be cleared from all stormwater structures and verified by a site inspection from the planning department prior to issuance of a Certificate of

12. All mechanical, electrical and air conditioning equipment must be screened from public

13. The Developer/Owner Will Be Responsible For All Cost Associated With The Extension

#### LEGAL DESCRIPTION - Proposed Site:

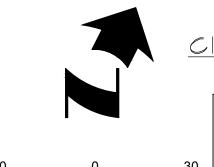
Part of the Northwest Quarter Northwest Quarter (NWI/4 NWI/4) and part of the West-half Northeast Quarter Northwest Quarter (WI/2 NEI/4 NWI/4), lying north of South Hampton Place, all in Section 22, Township 19 North, Range 30 West, of the Fifth Principal Meridian, Rogers, Benton County, Arkansas, and being more particularly described as follows:

Commencing at an existing 5/8<sup>\triangle</sup> rebar marking the Northwest Corner of said Northwest Quarter Northwest Quarter (NWI/4 NWI/4), having coordinates of which are referred to the Arkansas State Plane Coordinate System, being N 727,589.43 usft and E 672,677.29 usft, North Zone (0301), NAD1983;

Thence from the commencement point and by bearing and distance (basis of bearing, Grid North),

South 02°32'II<sup>A</sup> West along the west line of said Northwest Quarter Northwest Quarter (NMI/4 NMI/4) a distance of 667.85 feet to an existing I" iron rod; thence leaving said west line, South 87°26'554 East a distance of 329.90 feet to an existing 1/24 rebar; thence South 87°26'55△ East a distance of 425.91 feet to an existing  $3/4^{\triangle}$  iron rod; thence South 87°28′34△ East a distance of 165.27 feet to a set  $/2^{\Delta}$  rebar with PS # 1507 cap and the POINT OF BEGINNING; thence North 26'°08'404 West a distance of 64.4|feet to a set 1/2^ rebar with PS #1507 cap; thence North 63°51'20^ East a distance of 390.00 feet; thence South 31°08'43^ East a distance of 317.39 feet to a set 1/2<sup>\triangle</sup> rebar with PS #1507 cap on the northerly right-of-way line of South Hampton Place, said northerly right-of-way line being established by Right-of-Way grant to the City of Rogers, Arkansas, Book 2010, page 9582; thence 61.02 feet along said northerly right-of-way line and a non-tangent curve to the right, said curve having a radius of 750.00 feet and being subtended by a chord bearing and distance of South 43°58'034 West, 61.00 feet, to a set 1/24 rebar with PS #1507 cap; thence 72.10 feet continuing along said northerly right-of-way and another non-tangent curve to the right, said curve having a radius of 221.04 feet and being subtended by a chord bearing and distance of South 55°43'174 West, 71.78 feet to a set 1/24 rebar with PS #1507 cap; thence 15.21 feet continuing along said northerly right-of-way line and another non-tangent curve to the right, said northerly right-of-way being established by Right-of-Way grant to the City of Rogers, Arkansas, Book 2010, page 9591, and said curve having a radius of 220.03 feet and being subtended by a chord bearing and distance of South 67°06'09^ West, 15.21 feet to a set 1/2<sup>A</sup> rebar with PS #1507 cap; thence South 69°05'01<sup>A</sup> West continuing along said northerly right-of-way line a distance of 275.21 feet to a set  $1/2^{\Delta}$  rebar with PS #1507 cap; thence leaving said northerly right-of-way line, North 26°08'404 West a distance 256.74 feet to the Point of Beginning, containing 3.112 acres, more or less, and being subject to easements and rights-of-way of record

According to survey by Morrison Shipley Engineers, Inc, PS #1507, project # JEA-01.



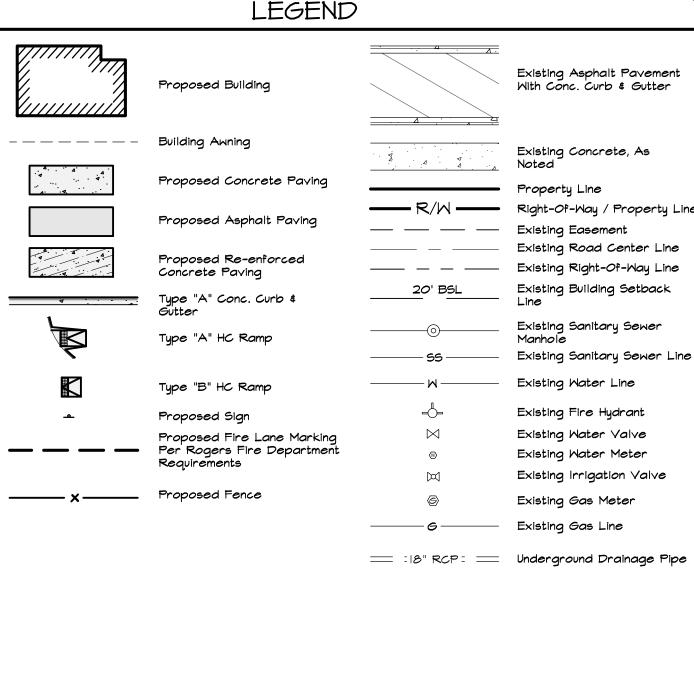
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CITY PLAT PAGE #570

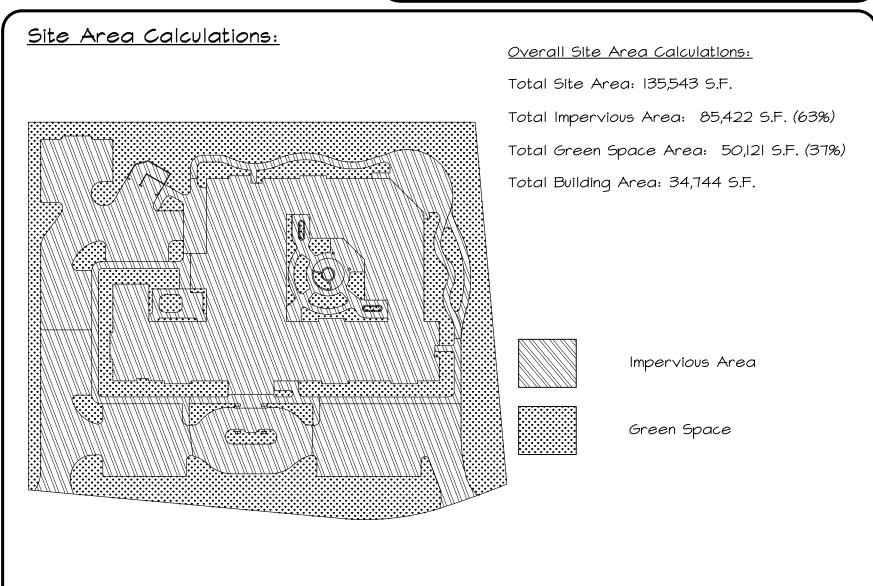
<u>Site Benchmark:</u> Set "X" In Concrete On SW Corner Of Storm Drain Located South Of Site



Elevation = 1315.77 LEGEND



PARKING SUMMARY			
Description	Parking Requirments	Number Of Spaces	
Alzheimer's Facility (±33,738 Sq. Ft.)(66 Beds)	l per Bed	66	
Parking Spaces	Total Provided	*66	
Accessible Spaces	Total Required	*3	
Accessible (AC) Spaces	Total Provided	*4	
* Includes Van A	ccessible Spaces		



Revision	Ву	Date	П
North East Parking All Concrete	JDS	03.29.16	Н





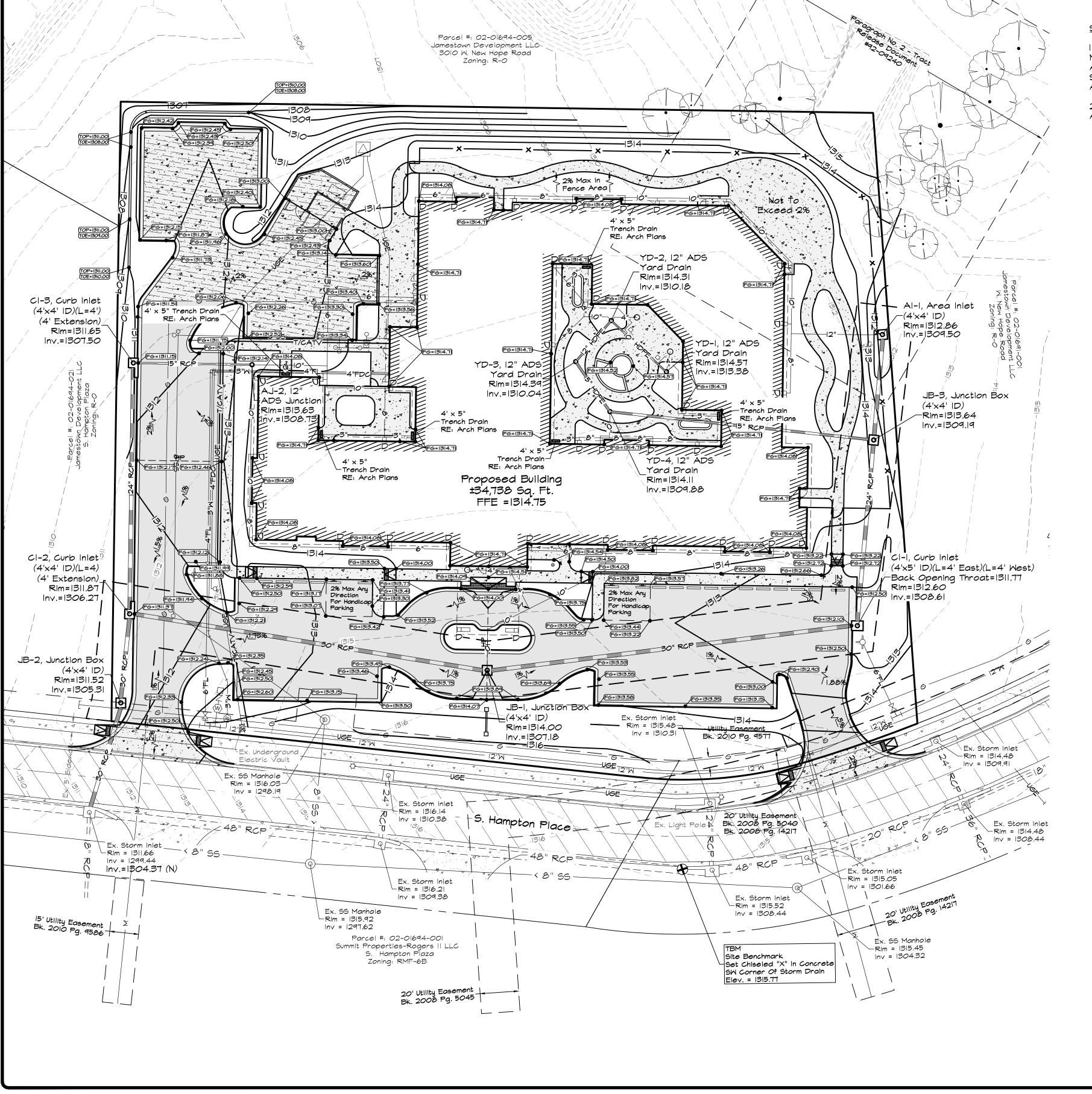
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Project No.:	Drawing Name:
JEA-01	Plan Sheets

# ROGERS ALZHEIMER'S SPECIAL CARE CENTER

2000 S. Hampton Place

Rogers, Benton County, Arkansas

SITE DIMENSION PLAN



#### Site Grading and Drainage General Notes:

I. No Land Clearing Shall Begin Until All Erosion Control Measures Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.

2. All Disturbed Areas And Slopes Shall Be Graded Smooth 30



Scale in Feet

CITY PLAT PAGE #570

Site Benchmark: Set "X" In Concrete On SW Corner Of Storm Drain Located South Of Site

Elevation = 1315.77

Proposed Contour

Finished Grade Slope

Proposed Fire Line

Proposed Gas Line

Proposed Water Line

——— Proposed Underground Electric

Proposed Finished Grade

-6" 55 ---- Proposed Sanitary Sewer Line

Proposed Drainage Pipe

- - - - - Finish Grade High Point



Existing Gas Meter

Existing Gas Line

= 18" RCP: = Underground Drainage Pipe

LEGEND Existing Asphalt Pavement Proposed Building With Conc. Curb & Gutter ----Building Awning Existing Concrete, As Proposed Concrete Paving Property Line Proposed Asphalt Paving Existing Easement Existing Road Center Line Proposed Re-enforced Existing Right-Of-Way Line Concrete Paving Existing Building Setback Type "A" Conc. Curb \$ Existing Sanitary Sewer Type "A" HC Ramp Existing Sanitary Sewer Line Existing Water Line Type "B" HC Ramp Existing Fire Hydrant Proposed Sign Existing Water Valve Proposed Fence Existing Water Meter Existing Irrigation Valve

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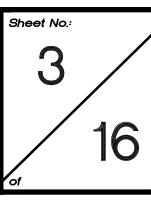
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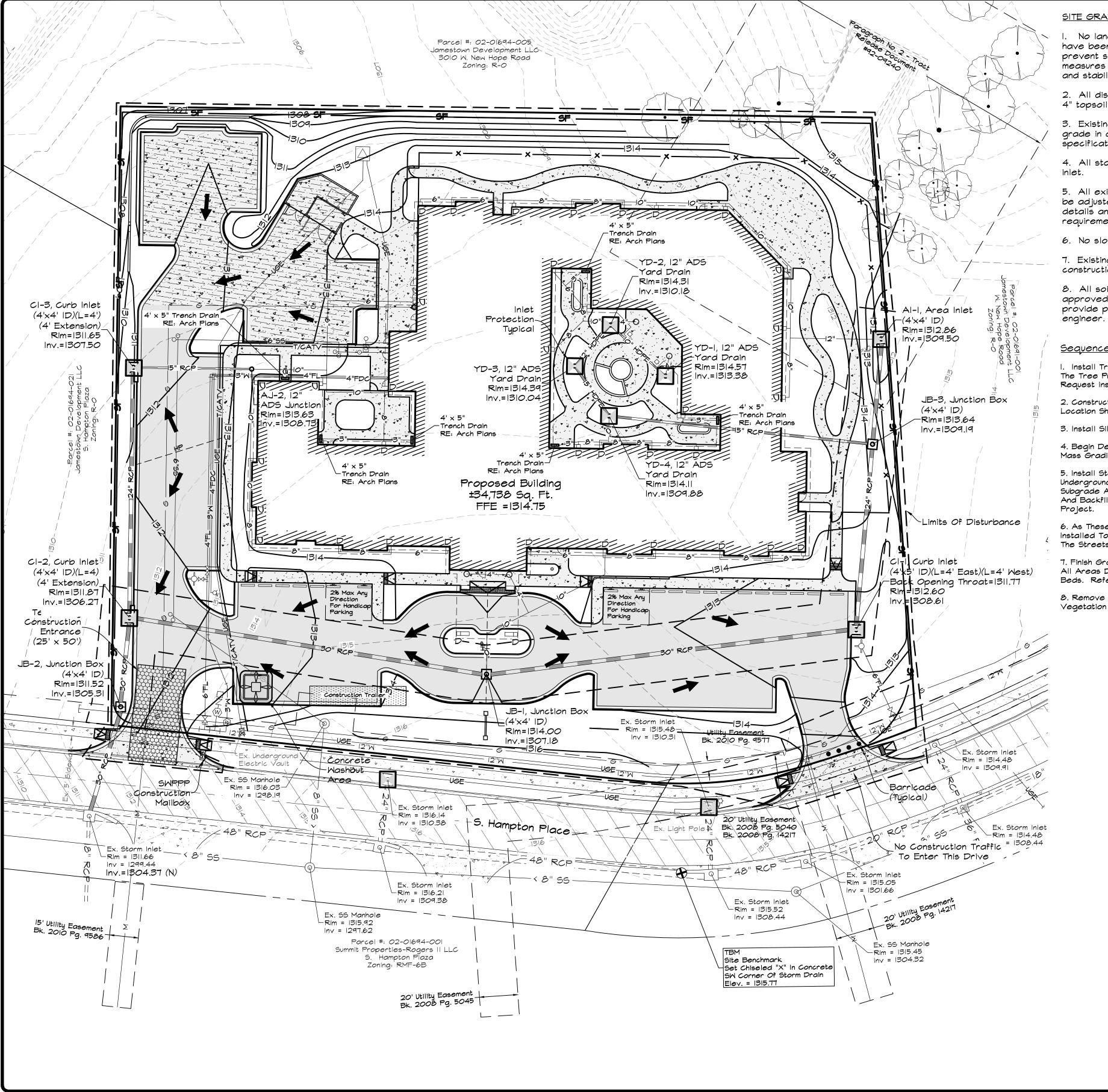
# ROGERS ALZHEIMER'S SPECIAL CARE CENTER

2000 S. Hampton Place

Rogers, Benton County, Arkansas

SITE GRADING PLAN





SITE GRADING AND DRAINAGE GENERAL NOTES:

I. No land clearing shall begin until all erosion control measures have been installed. The contractor shall take all precautions to prevent soil sediment from leaving the site. All erosion control measures shall be maintained until all contributing areas are graded and stabilized.

2. All disturbed areas and slopes shall be graded smooth, receive 4" topsoil and sod. Refer to the landscape plan.

3. Existing water valves will be adjusted if necessary to new final grade in accordance with city of Rogers standards and specifications.

4. All storm sewer distances are from center of inlet to center of inlet

5. All existing utility vaults, valves, meters, manholes, and boxes to be adjusted to finished grades in accordance with city of Rogers details and specifications and to the corresponding utility companies requirements.

6. No slopes shall exceed 3:1.

7. Existing drainage patterns shall be maintained during and after construction.

8. All soils under the building and pavement shall be structural fill approved by the soils engineer. Contractor will be required to provide proctor tests to be reviewed/approved by the soils engineer.

#### Sequence Of Construction:

I. Install Tree Protection Fencing In The Locations Shown In Accordance With The Tree Protection Fence Detail. Refer To The Tree Preservation Plan. Request Inspection Of Fencing From City.

2. Construct Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.

3. Install Silt Fence, Inlet Protection, And Other Erosion Control Measures.

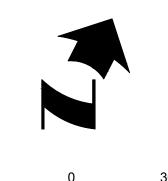
4. Begin Demolition. Rough-grade The Driveways and Building Pad. Perform Mass Grading Of The Site.

5. Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Asphalt And Concrete Pavement For The Project.

6. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.

7. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.

8. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.



Scale in Feet

- - - - - Finish Grade High Point

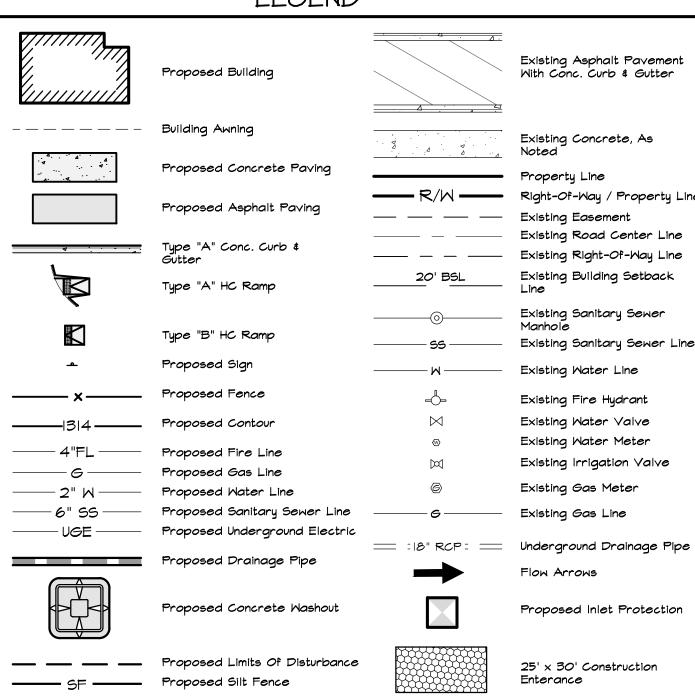
CITY PLAT PAGE #570

Site Benchmark:
Set "X" In Concrete On
SW Corner Of Storm Drain
Located South Of Site



LEGEND

Elevation = 1315.77



Disturbed Area = 3.25 Acres

Total Site Area = 3.11 Acres

Revision By Date

MORRISON SHIPLEY
ENGINEERS - SURVEYORS

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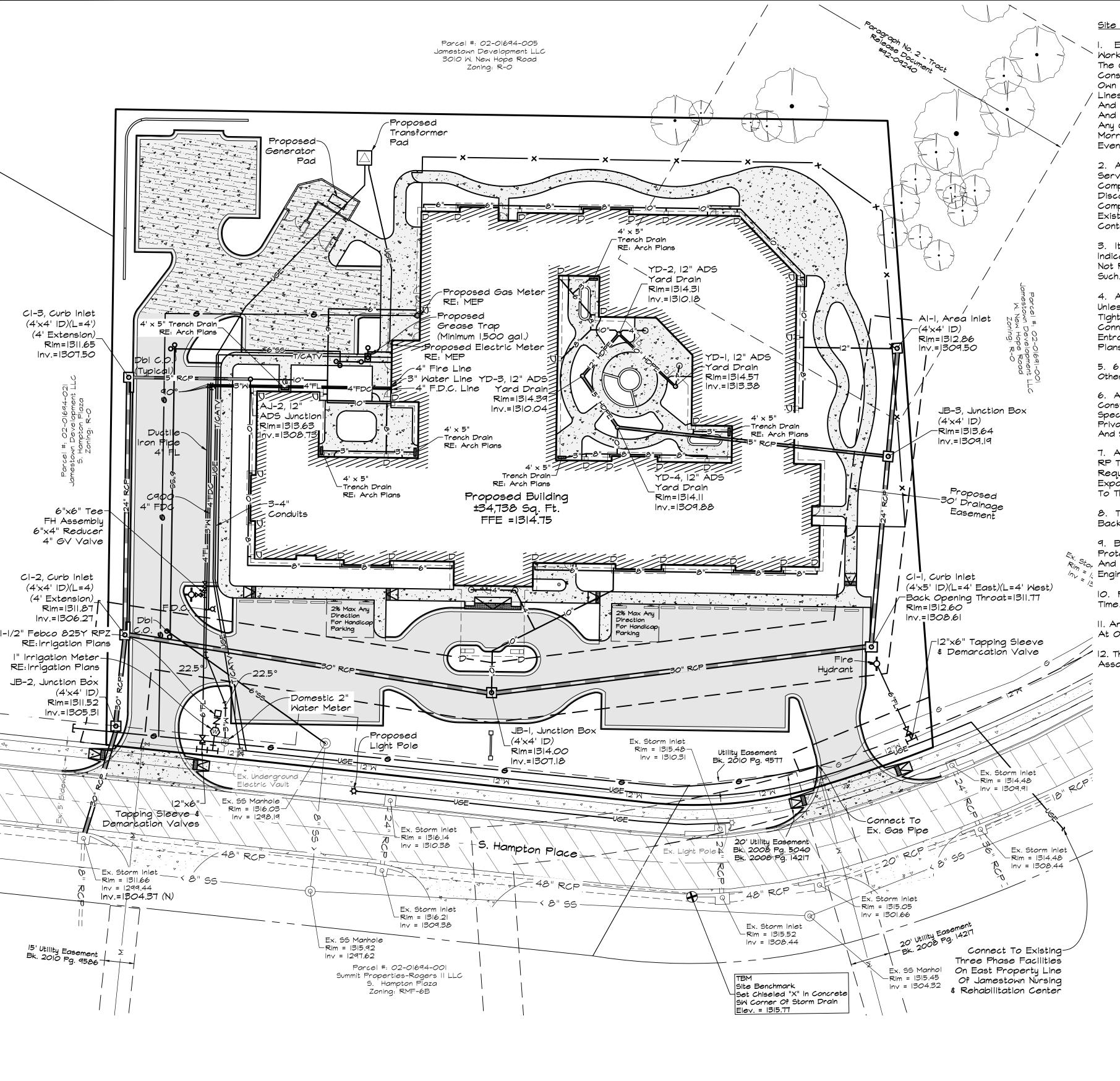
ROGERS ALZHEIMER'S
SPECIAL CARE CENTER
2000 S. Hampton Place

Rogers, Benton County, Arkansas

EROSION CONTROL PLAN

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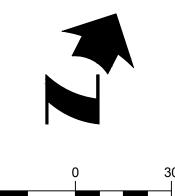


#### Site Utility General Notes:

Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground / Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Morrison-Shipley Engineers, Inc. And/or The Owner Of 30 Any Conflicts Or Required Deviations From The Plans. Morrison-shipley Engineers, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.

2. All Electric, Telephone, Cable, And Gas Extensions Including Service Lines Shall Be Constructed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company. Contractor Shall Further Coordinate Any Disruptions To Existing Utility Service With Adjacent Property Owners.
Contractor To Notify Utility Companies When Construction Begins.

- 3. It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform
- 4. All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And MEP
- 5. 6" Sch. 40 PVC Sewer Shall Have Minimum Slope Of 1% Unless Otherwise Specified By Local Plumbing Codes.
- 6. All Public Sanitary Sewer And Public Water Systems Shall Be Constructed In Accordance With Clty Of Rogers Water And Sewer Specifications. Water Lines Shall Have A Minimum Cover Of 4'. All Private Water And Sanitary Sewer Service Lines Shall Meet Local And State Plumbing Codes.
- 7. All Single Domestic Water Services Shall Include An Internal RP Type Backflow Preventor. Each Domestic Water Meter Will Require An RPZ. Provisions Shall Be Provided For Thermal Expansion And Drainage With The Domestic Water Service Line
- 8. The Irrigation System Shall Be Protected By An RP Type Backflow Preventor. Irrigation To Be Designed By Others.
- 9. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
- 10. Peak Water Demand For This Project Is Not Known At This
- II. Any Lowering Or Relocation Of Existing Gas Line/Lines Will Be At Owners Expense.
- 12. The Owner/Developer Will Be Responsible For All Costs Associated With The Extension Of Electric Facilities.



Scale in Feet

CITY PLAT PAGE #570

<u>Site Benchmark:</u> Set "X" In Concrete On SW Corner Of Storm Drain Located South Of Site



Elevation = 1315.77

LEGEND				
	Proposed Building	A	Existing Asphalt Pavement With Conc. Curb & Gutter	
	Building Awning	4 4 4	Existing Concrete, As Noted	
4 4	Proposed Concrete Paving			
A	Proposed Asphalt Paving		Property Line Right-Of-Way / Property Line Existing Easement	
	Proposed Re-enforced Concrete Paving		Existing Road Center Line Existing Right-Of-Way Line	
	Type "A" Conc. Curb \$ Gutter	20' B9L	Existing Building Setback Line Existing Sanitary Sewer	
	Туре "А" НС Ramp		Manhole Existing Sanitary Sewer Line	
	Туре "В" НС Ramp	——————————————————————————————————————	Existing Water Line  Existing Fire Hydrant	
_	Proposed Sign	$\bowtie$	Existing Water Valve	
x	Proposed Fence	₩	Existing Water Meter	
——————————————————————————————————————	Proposed Contour	$\bowtie$	Existing Irrigation Valve	
	·	6	Existing Gas Meter	
	Proposed Fire Line Proposed Dry Line	——————————————————————————————————————	Existing Gas Line	
——————————————————————————————————————	Proposed Gas Line	— -I&" DCD- —	Underground Deglegge Pice	
—— 2" W——	Proposed Water Line	== 18" RCP: ==	Underground Drainage Pipe	
—— 6" SS ——	Proposed Sanitary Sewer Line			
— T/CATV —	Proposed Phone Line \$ Cable TV (3-4" Conduit)			
—— UGE ——	Proposed Underground Electric			
	Proposed Drainage Pipe			
6"	Proposed Roof Drain Pipe			

Revision	Ву	Date
Relocated Sewer Service 10' from FH	PRF	03.15.16
Minimum grease trap size call out	PRF	03.15.16
Demarcation Valve added to East FL	PRF	03.15.16
Yard Drainage Adjusted	<del>J</del> DS	03.29.16
Yard Drains Added In Middle Building	DS DS	03.29.16
Junction Box Added (JB-3)	PS PS	03.29.16
2" Water Line Now 3"	JDS	033116

Grease Trap Location Adjusted

JDS 03.31.16





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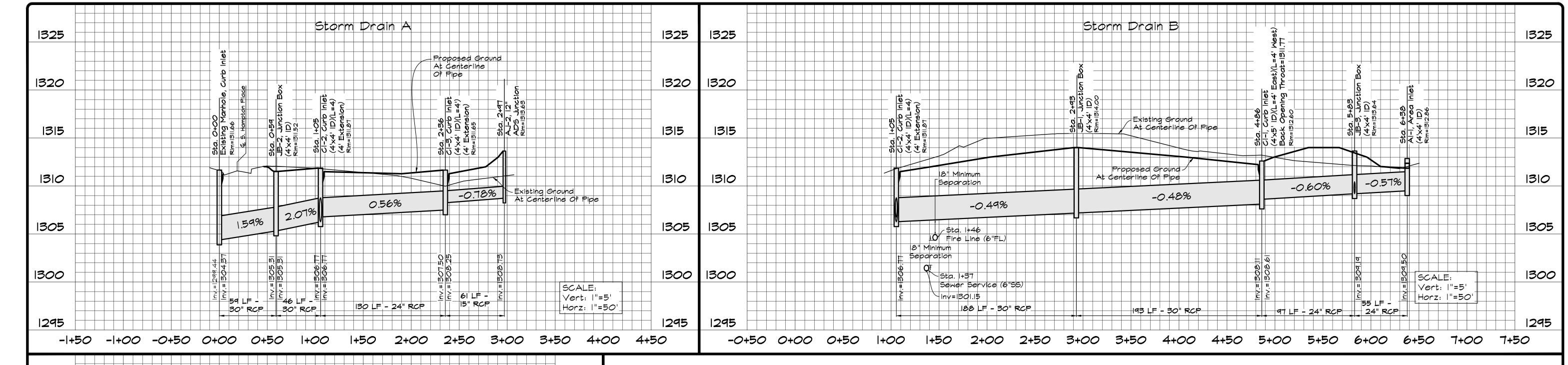
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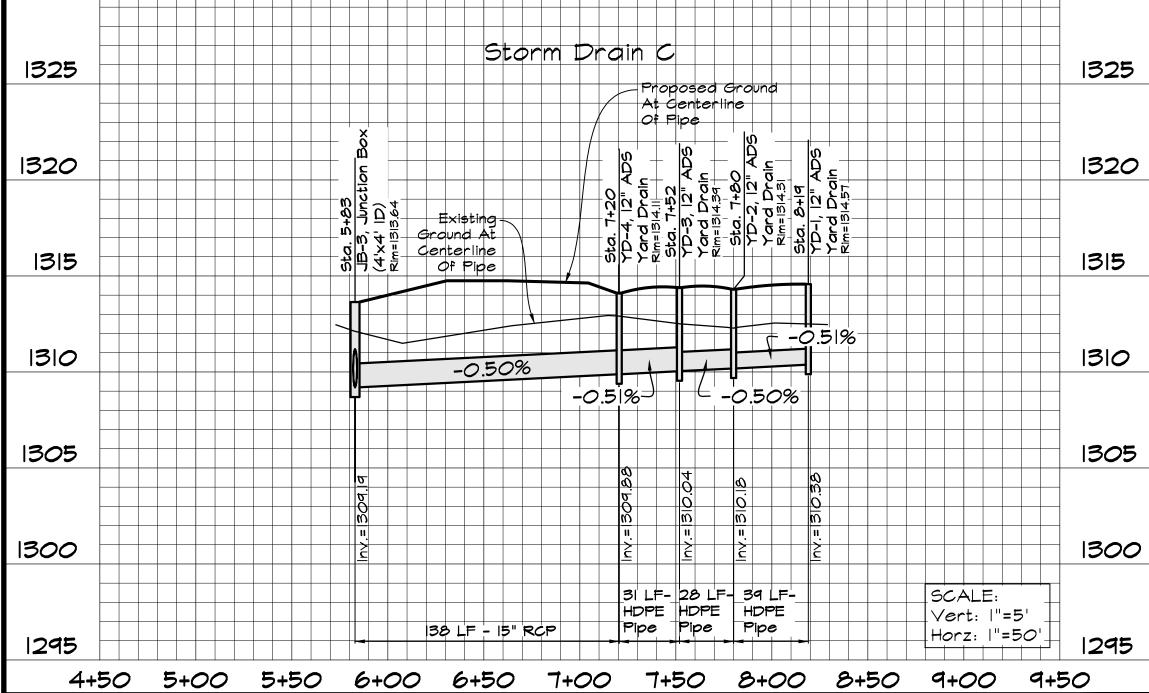
# ROGERS ALZHEIMER'S SPECIAL CARE CENTER

2000 S. Hampton Place

Rogers, Benton County, Arkansas

UTILITY PLAN
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Revision	Ву	Date
Add Fire Line & Sewer To Profile	JDS	03.17.16





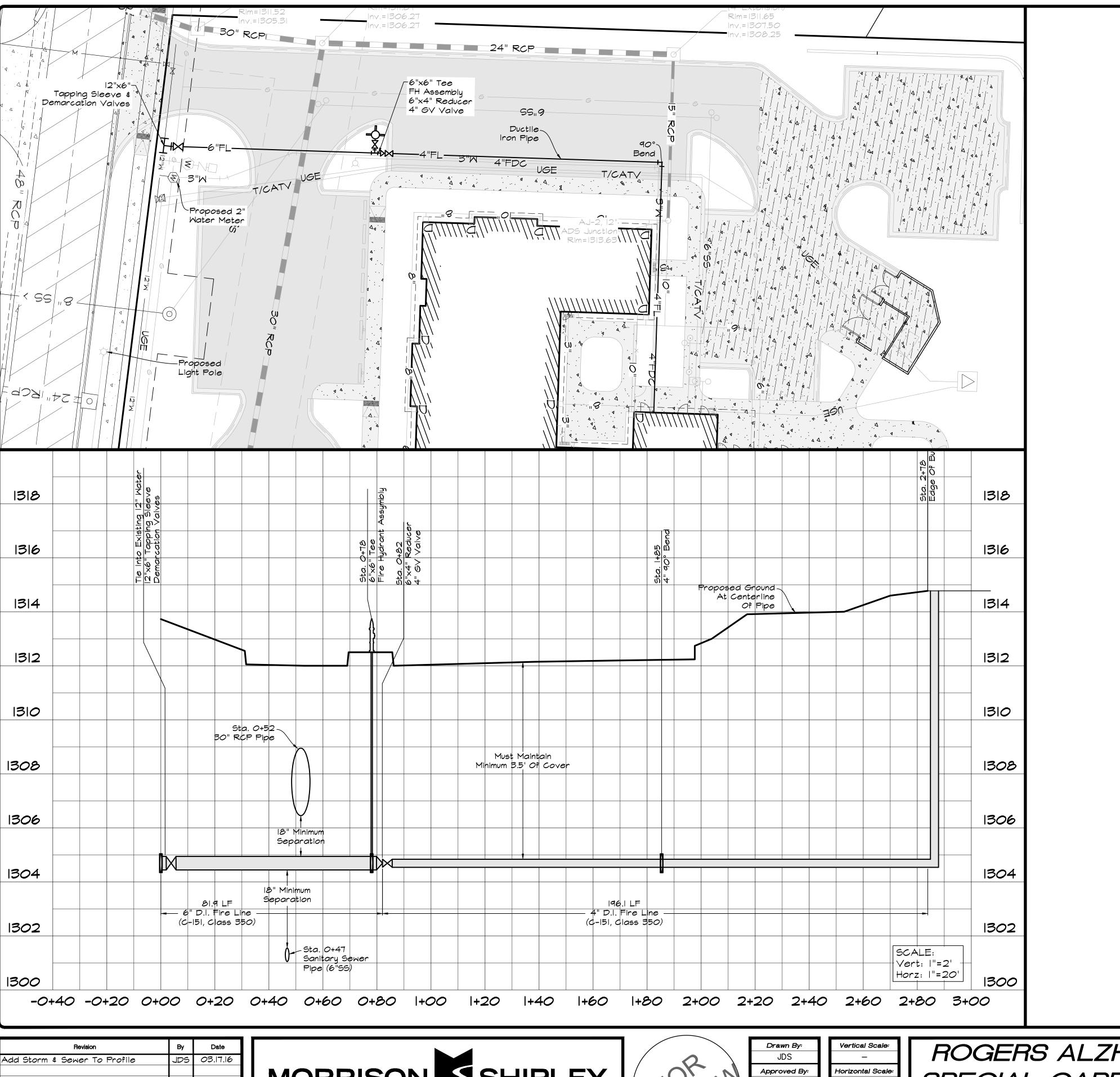
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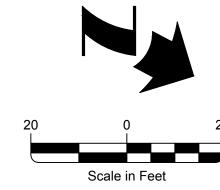
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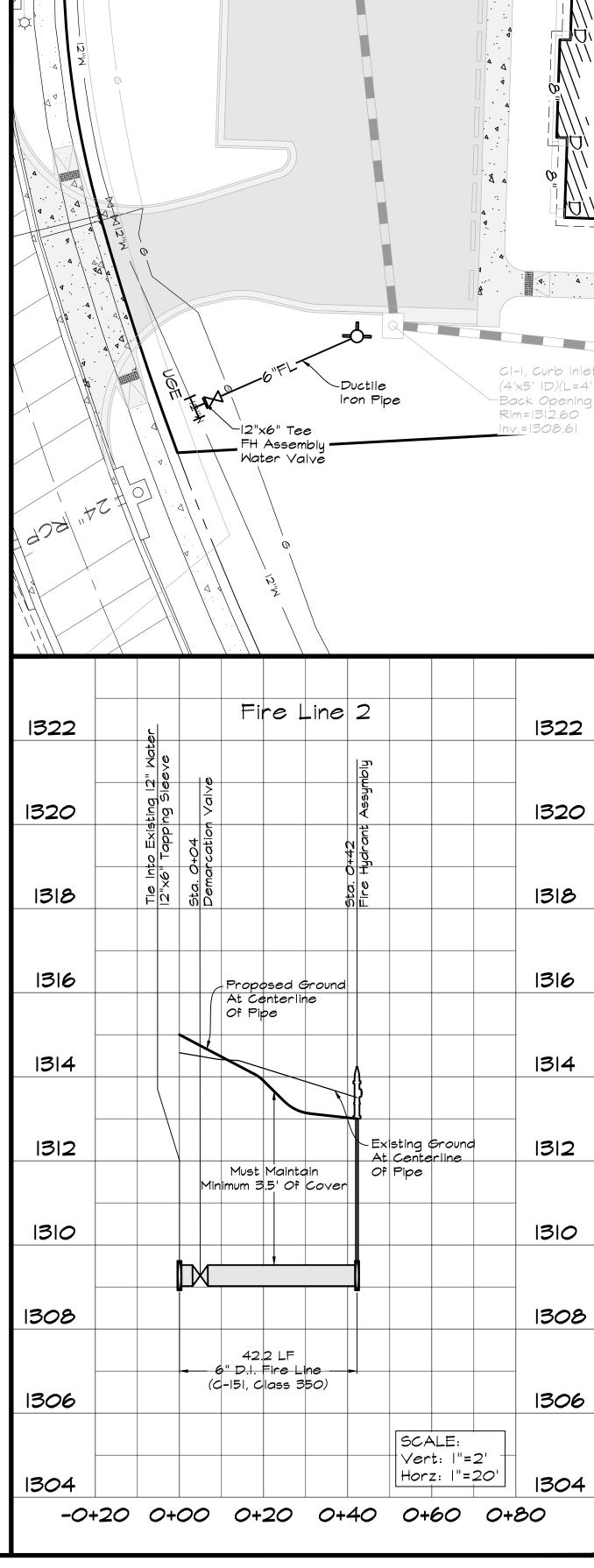
STORM DRAIN PROFILE	

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Revision	Ву	Date
Add Storm & Sewer To Profile	JDS	03.17.16

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# ROGERS ALZHEIMER'S SPECIAL CARE CENTER

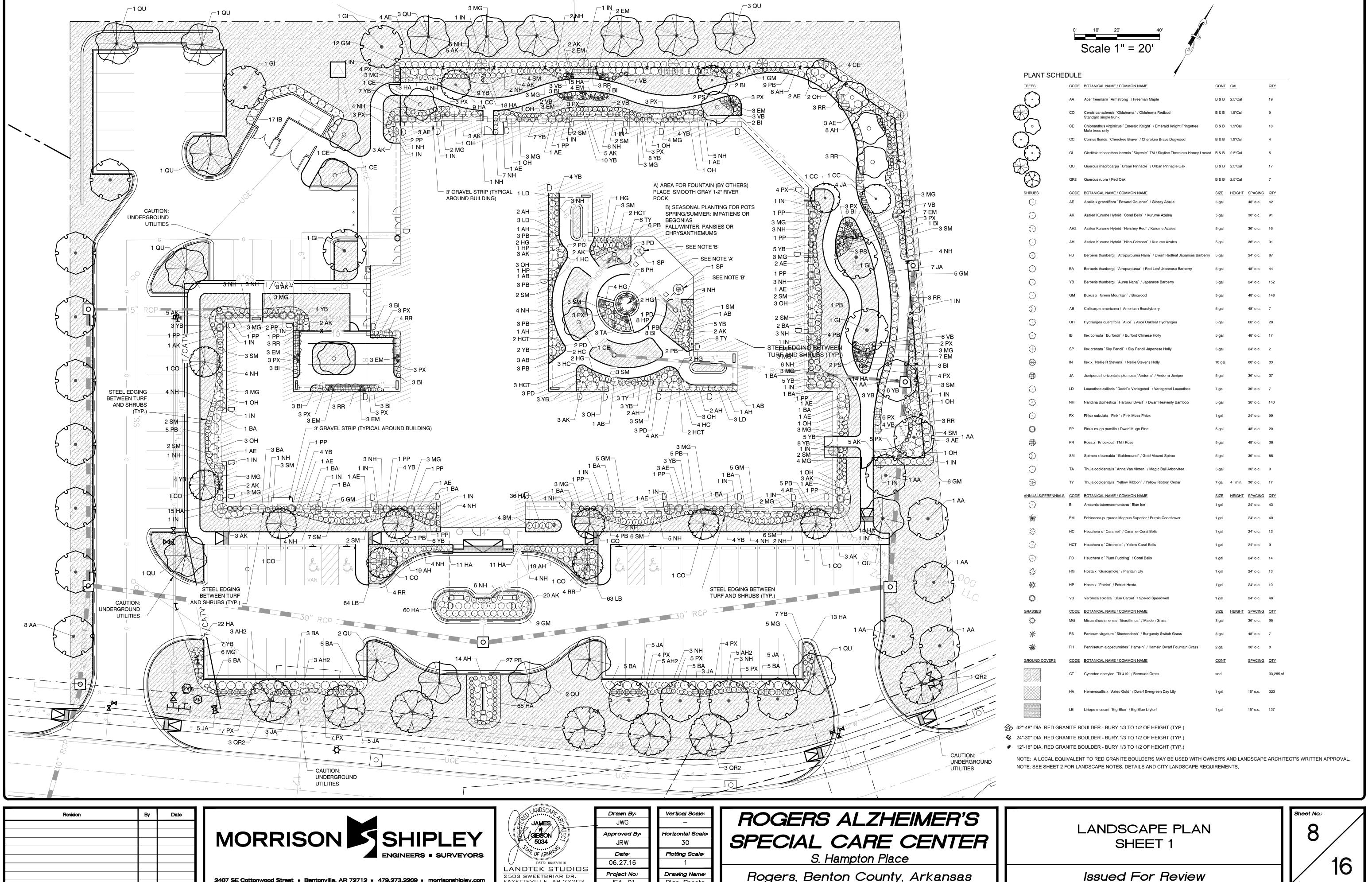
2000 S. Hampton Place

Rogers, Benton County, Arkansas

FIRE LINE
PLAN AND PROFILE

Issued For Review

Sheet No.:
7
16



Project No.:

2407 SE Cottonwood Street = Bentonville, AR 72712 = 479.273.2209 = morrisonshipley.com

**Drawing Name** 

Plan Sheets

Rogers, Benton County, Arkansas

#### PLANTING SPECIFICATIONS

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR . ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN
- 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS,
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND
- INSTALLATION OF MATERIALS. 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER. SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
  - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI 760 1-2004 PROVIDE WELL-SHAPED FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
  - 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED
- 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY. EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO
- THE ACCEPTABILITY OF PLANT MATERIAL 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT
- 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT
- FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE
- FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS. WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED
- SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS
- ROOTS, AND SEEDS. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8: MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC
- TO PLANTINGS NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN. PHOSPHORUS. POTASSIUM. AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW)
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR
- APPROVED EQUAL) TREE STAKING AND GUYING
- STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

#### <u>METHODS</u>

- - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SOIL TESTING
  - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, ph. ORGANIC MATTER CONTENT. SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE
  - SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES. PRE-PLANT FERTILIZER APPLICATIONS AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A
  - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.

FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE

- 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F.
- AMMONIUM PHOSPHATE 16-20-0 15 LBS PER 1,000 S.F.
- AGRICULTURAL GYPSUM 100 LBS PER 1,000 S.F. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF
- SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
- AGRICULTURAL GYPSUM 10 LBS. PER CU. YD. IRON SULPHATE - 2 LBS. PER CU. YD.
- 4. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER
- 5. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE
- MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES: CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID
- INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK). ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION
- ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
- ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS. C. TREE PLANTING
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL. AND TO A DEPTH FOUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE

OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.

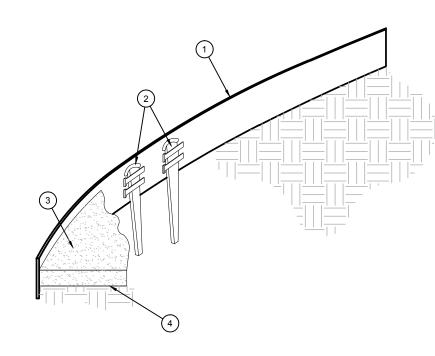
- ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES. TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES
- JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES
- ABOVE THE SURROUNDING GRADE. 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- TWO STAKES PER TREE THREE STAKES PER TREE
- TREES OVER 4" CALIPER GUY AS NEEDED
- MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS)
- D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE
- WEED BARRIER CLOTH IN PLACE WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS,
- COVERING THE ENTIRE PLANTING ARFA F. SODDING SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- HYDROMULCHING (IF NEEDED)
  - TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: WINTER MIX (OCTOBER 1 - MARCH 31)
  - 50# CELLULOSE FIBER MULCH 2# UNHULLED BERMUDA SEED
  - 2# ANNUAL RYE SEED 15# 15-15-15 WATER SOLUBLE FERTILIZER
  - SUMMER MIX (APRIL 1 SEPTEMBER 30) 50# CELLULOSE FIBER MULCH
  - 2# HULLED BERMUDA SEED 15# 15-15-15 WATER SOLUBLE FERTILIZER
- 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: GENERAL
- 50# CELLULOSE FIBER MULCH 15# 15-15-15 WATER SOLUBLE FERTILIZER
- SEED RATE PER LEGEND H. DRILL SEEDING (IF NEEDED) 1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED
- AFTER SEEDING.
- THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: 50# CELLULOSE FIBER MULCH
- 15# 15-15-15 WATER SOLUBLE FERTILIZER 4# ORGANIC BINDER

CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT ORDERLY CONDITION
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. INSPECTION AND ACCEPTANCE 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN. FREE OF
- REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS. THE

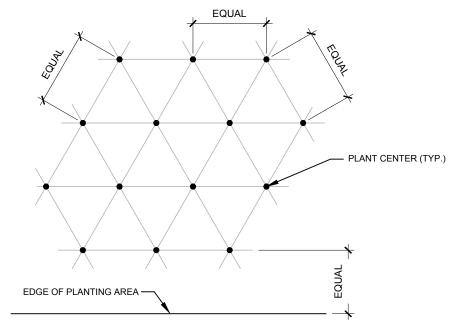
LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S

- SATISFACTION WITHIN 24 HOURS. 4. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL
- K. LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING. RESTAKING OF TREES. RESETTING OF PLANTS THAT HAVE SETTLED MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL TREATING FOR INSECTS AND DISEASES REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING
  - ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL
- DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE
- SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF THREE YEARS FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR
- REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE
- ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

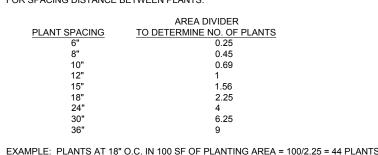


- (1) ROLLED-TOP STEEL EDGING PER PLANS
- 2) TAPERED STEEL STAKES.
- $ig(\, 3\,ig)\,$  MULCH, TYPE AND DEPTH PER PLANS.
- (4) FINISH GRADE.
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.

3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.



PLANT SPACING

#### CITY LANDSCAPE REQUIREMENTS

TOTAL SITE AREA = 135,540 SF TOTAL GREENSPACE REQUIRED = 27,108 SF (20%) TOTAL GREENSPACE PROVIDED = 45,496 SF (33.5)

1 TREE PER 2,000 SF OF TOTAL SITE = 67 TREES = 67 TREES TOTAL TREES PROVIDED 1 SHRUB PER 2,000 SF OF REQUIRED GREENSPACE = 67 SHRUBS

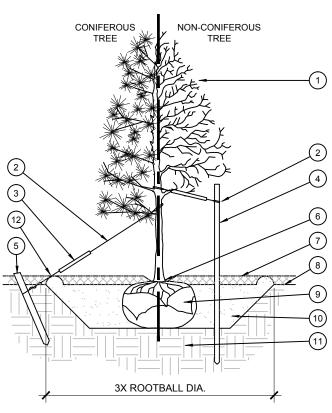
SHRUBS PROVIDED = 67+ SHRUBS STREET TREES 1 TREE SPACED 50' O.C. 1 TREE PER 50' O.C. PROVIDED

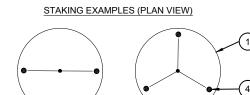
## **ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

#### **MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.





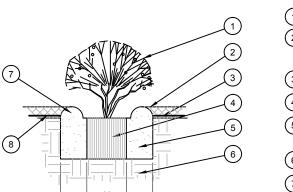


- (1) TREE CANOPY.
- (2) CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE
- LOWEST MAJOR BRANCHES. (3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- (4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- (5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND
- (7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT

18" MIN. INTO UNDISTURBED SOIL.

- (8) FINISH GRADE
- (9) ROOT BALL.
- (10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS
- (11) UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH EARTHEN WATERING BASIN.

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SLICH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL AND THE
- ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH
- BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. REMOVE ALL NURSERY STAKES AFTER PLANTING. 6. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY
- AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



- ( 1 ) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS 2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT
- (3) FINISH GRADE.
- 4) ROOT BALL
- 5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS
- (6) UNDISTURBED NATIVE SOIL
- 7 ) 3" HIGH EARTHEN WATERING BASIN 8 ) WEED FABRIC UNDER MULCH



#### **GENERAL PLANTING NOTES**

- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.11 OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE
- SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS. GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH
- ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS. AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3"
- LOWER THAN THE TOP OF WALL INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH
- WITHIN 6" OF TREE ROOT FLARE INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN). HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).

CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND. THE

- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.) THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND
- PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE 10. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA
- 11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION
- SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. 13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. 14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

- B ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE. HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- 15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS. 16. TREES MUST BE LOCATED AT LEAST 7.5 FROM ANY WATER OR SANITARY SEWER LINE

MORRISON SHIPLEY

2407 SE Cottonwood Street = Bentonville, AR 72712 = 479.273.2209 = morrisonshipley.com



Vertical Scale Horizontal Scale 30 Plotting Scale Drawing Name Plan Sheets

Drawn By:

JWG

Approved By

JRW

Date:

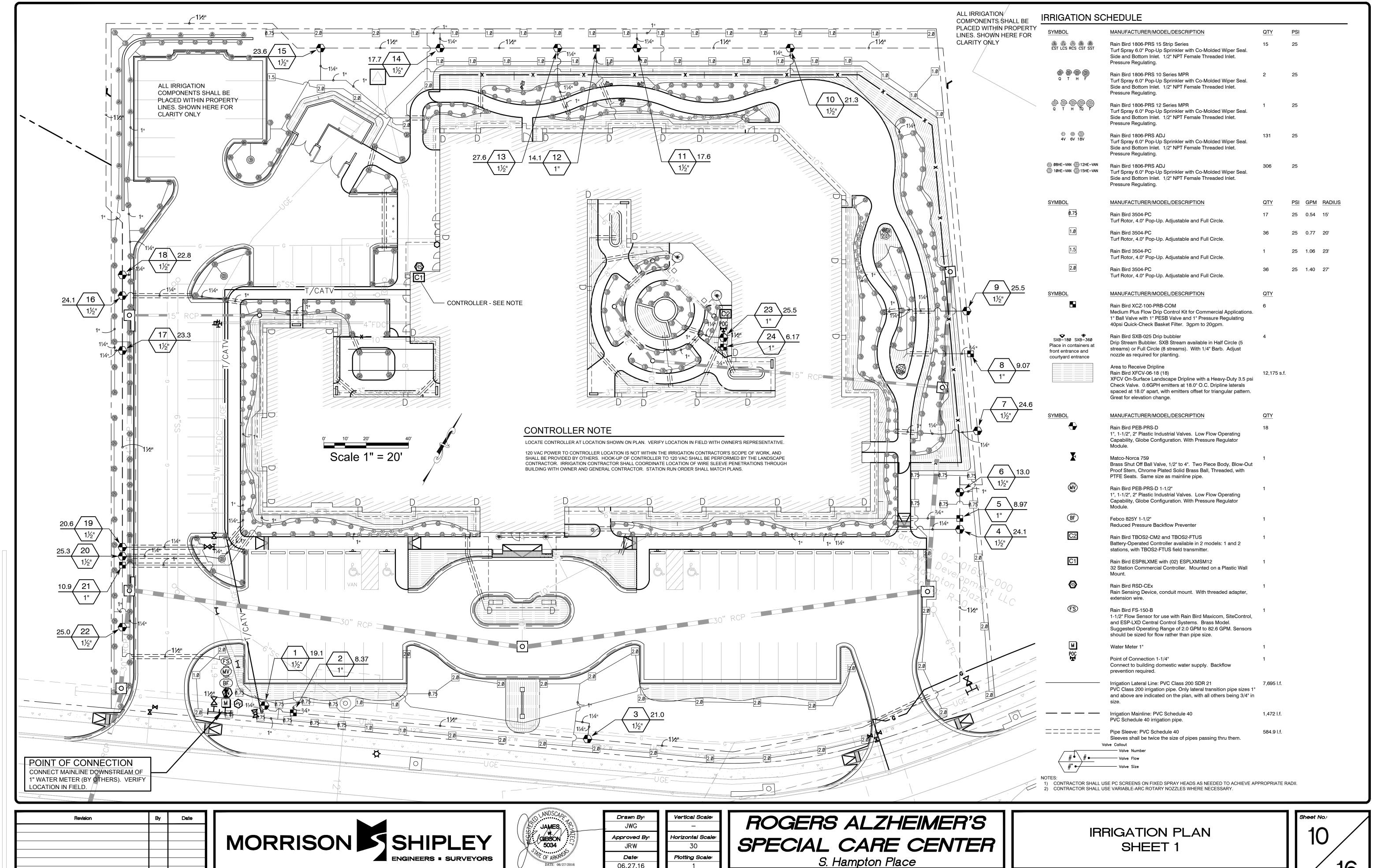
06.27.16

Project No.:

ROGERS ALZHEIMER'S SPECIAL CARE CENTER S. Hampton Place

Rogers, Benton County, Arkansas

LANDSCAPE PLAN SHEET 2



06.27.16

Project No.:

FAYETTEVILLE, AR 72703

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Drawing Name

Plan Sheets

Rogers, Benton County, Arkansas

#### IRRIGATION SPECIFICATIONS

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION

TO MOVE SUCH ITEMS AT HIS OWN COST

CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR

PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE

- AND SUPERVISING ALL IRRIGATION WORK. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- SCOPE OF WORK WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL
- MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION. INSTALLATION AND COMPLETION OF ALL WORK. SPECIFIED HEREIN AND / OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS. CODES AND
- REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL. STATE AND LOCAL AUTHORITIES IN SUPPLY TRANSPORTATION AND INSTALLATION OF MATERIALS. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC: COORDINATE IRRIGATION

INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER,

BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED

- EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS. THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON THE PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED
- FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- 1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION: a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
- CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2" CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER 2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200
- 3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL
- BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE
- STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH
- INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE
- FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL. SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE
- STATION WIRE ANY COLOR EXCEPT WHITE OR BLUE COMMON WIRE - WHITE

RAIN SENSOR: TYPE AND MODEL PER PLANS

EXTRA COMMON WIRES - BLUE WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.

#### **METHODS**

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER FOUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY. AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY. THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN
- ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
- SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER
- THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. JE STATIC WATER PRESSURE IS LESS THAN STATED, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION. THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN
- SUCH CIRCUMSTANCES. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- TRENCHING NEAR EXISTING TREES: CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS. TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE
- AVERAGE GRADE AT THE TRUNK). ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE
- REE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK, LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF
- BACKFLOW INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION
- PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED. BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE
- MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
- ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY 4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER
- AND GLUF PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY
- OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS EACH VALVE SHALL BEAR A PRE-PRINTED WATERPROOF TAG BEARING THE APPROPRIATE CONTROLLER STATION NUMBER.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
- DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE RRIGATION DETAILS SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND
- SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER. SPRAY, ROTOR, AND BUBBLER HEADS: ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE
- ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF  $\frac{1}{2}$  INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
- ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED. ALL ROTOR, SPRRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED
- FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC. Q. AUTOMATIC CONTROLLER: INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALI BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO
- SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
- CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED). PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF
- MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER. AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR
- MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- QUALITY CONTROL PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE
- TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
- MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
- DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS. THE
- CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S
- SATISFACTION WITHIN 24 HOURS. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER. AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 8 ½" X 11" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS
- COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE. 6. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION: QUICK COUPLER KEYS (2) **CONTROLLER MANUAL (1**

A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD

OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED

- THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING W. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE
- AND START OF THE MAINTENANCE PERIOD. WARRANTY 1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY
- SETTLEMENT OF THE IRRIGATION TRENCHES. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE
- INSTALLED AS ORIGINALLY SPECIFIED. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

#### **CRITICAL ANALYSIS**

2015-12-03 10:17 Generated:

P.O.C. NUMBER: 01 Water Source Information:

FLOW AVAILABLE Water Meter Size: Flow Available: 37.50 gpm

PRESSURE AVAILABLE Static Pressure at POC: 65.00 psi 5.00 ft Elevation Change: 1 1/2" Service Line Size: Length of Service Line: 20.00 ft 62.00 psi Pressure Available:

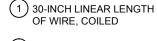
DESIGN ANALYSIS 27.58 gpm Maximum Station Flow: Flow Available at POC: 37.50 gpm Residual Flow Available: 9.92 gpm

Loss for Fittings: 0.14 psi Loss for Main Line: 1.37 psi Loss for POC to Valve Elevation: 0.00 psi Loss for Backflow: 12.30 psi Loss for Master Valve: 3.90 psi Loss for Water Meter: 1.11 psi Critical Station Pressure at POC: 61.93 psi Pressure Available: 62.00 psi

0.07 psi

Residual Pressure Available:

Pressure Req. at Critical Station: 43.11 psi



- (2) WATERPROOF CONNECTION (ANY APPROVED)
- (3) REMOTE CONTROL VALVE
- **ASSEMBLY**
- (4) JUMBO PLASTIC VALVE BOX
- BY CARSON (OR EQUAL) (5) TOP OF MULCH
- (6) FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS. 2" IN SHRUB AREAS
- 7 PVC UNION (2)
- (8) PVC SCH 40 MALE ADAPTER (2)
- (9) PVC LATERAL PIPE
- (10) BRICK (1 OF 4)
- (11) 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

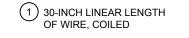
(LENGTH AS REQUIRED)

(12) PVC MAINLINE PIPE

(13) PVC SCH 80 NIPPLE

- (14) SCH. 40 PVC ELL
- (15) SCH. 40 PVC TEE OR ELL
- (16) SCH. 40 PVC THREADED ELL





- (2) WATERPROOF CONNECTION (ANY APPROVED)
- (3) REMOTE CONTROL VALVE (4) JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
- (5) TOP OF MULCH
- ( 6 ) FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB
- 7 PVC SCH 80 NIPPLE (CLOSE)
- (8) PVC SCH 40 ELL
- (9) PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- (10) BRICK (1 OF 4)
- (11) PVC MAINLINE PIPE
- (12) SCH. 40 PVC ELL
- (13) PVC SCH 40 TEE OR EL (14) PVC SCH 40 MALE ADAPTER
- (15) PVC LATERAL PIPE
- (16) 3-INCH MINIMUM DEPTH OF 3-INCH WASHED GRAVEL



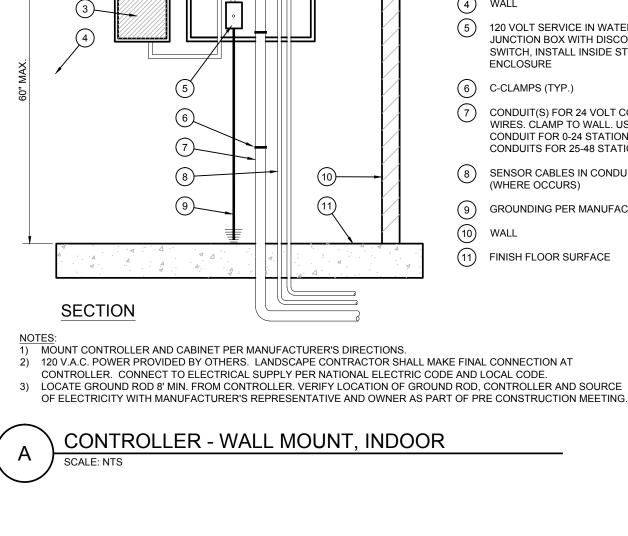
### SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN

#### IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.



2) 120 V.A.C. POWER PROVIDED BY OTHERS. LANDSCAPE CONTRACTOR SHALL MAKE FINAL CONNECTION AT CONTROLLER CONNECT TO ELECTRICAL SUPPLY PER NATIONAL ELECTRIC CODE AND LOCAL CODE

(1) CONTROLLER PER LEGEND

(3) SENSOR MONITOR PANEL OR

RECEIVER (WHERE OCCURS)

(5) 120 VOLT SERVICE IN WATERPROOF

(7) CONDUIT(S) FOR 24 VOLT CONTROL

WIRES. CLAMP TO WALL. USE 1

CONDUITS FOR 25-48 STATIONS

SENSOR CABLES IN CONDUITS

(9) GROUNDING PER MANUFACTURER

(WHERE OCCURS)

(11) FINISH FLOOR SURFACE

CONDUIT FOR 0-24 STATIONS. USE 2

JUNCTION BOX WITH DISCONNECT

SWITCH, INSTALL INSIDE STAINLESS

CLAMP TO WALL

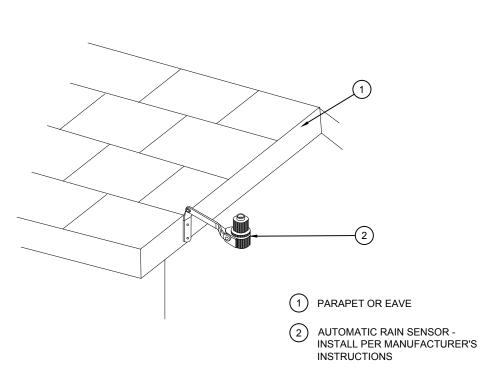
(6) C-CLAMPS (TYP.)

WALL

(2) 1/2" ELECTRICAL CONDUIT BETWEEN

CONTROLLER AND ELECT. BOX

OF ELECTRICITY WITH MANUFACTURER'S REPRESENTATIVE AND OWNER AS PART OF PRE CONSTRUCTION MEETING



RAIN SENSOR, ROOF MOUNT

MORRISON SHIPLEY

2407 SE Cottonwood Street = Bentonville, AR 72712 = 479.273.2209 = morrisonshipley.com

CONTROLLER KEYS (2)



PH# 479.283.9721

Drawn By:	
JWG	
Approved By:	
JRW	
Date:	
06.27.16	
Project No.:	
IE A 04	

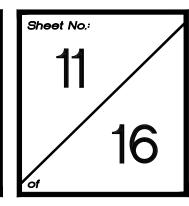
Horizontal Scale 30 Plotting Scale Drawing Name

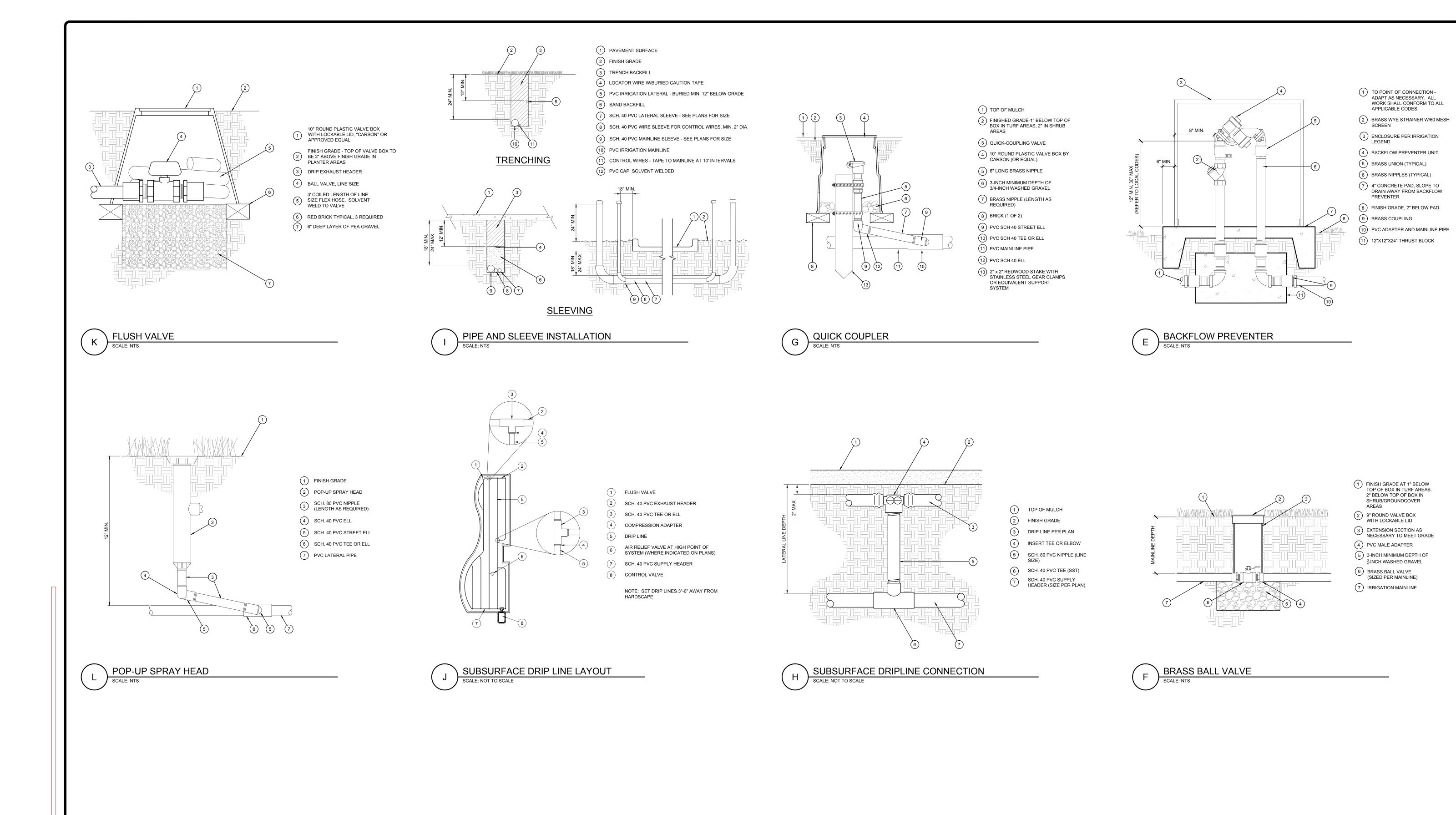
Plan Sheets

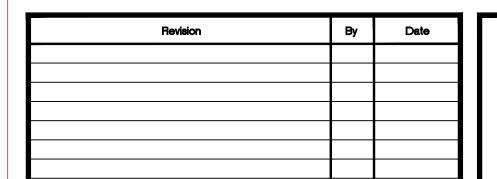
ROGERS ALZHEIMER'S SPECIAL CARE CENTER S. Hampton Place

Rogers, Benton County, Arkansas

IRRIGATION PLAN SHEET 2











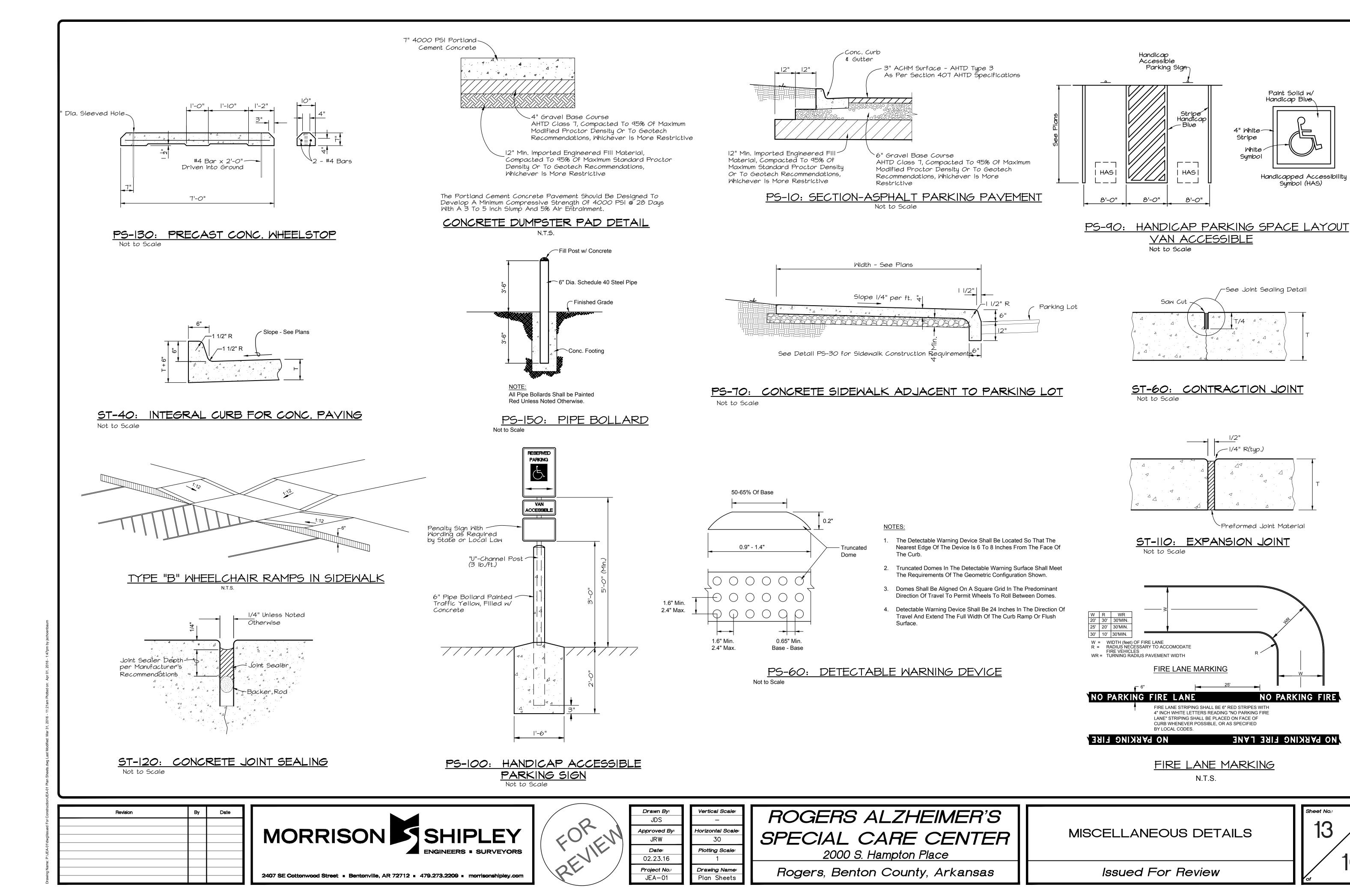
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JWG	_
Approved By:	Horizontal Scale:
JRW	30
Date:	Plotting Scale:
06.27.16	1
Project No.:	Drawing Name:
JEA-01	Plan Sheets

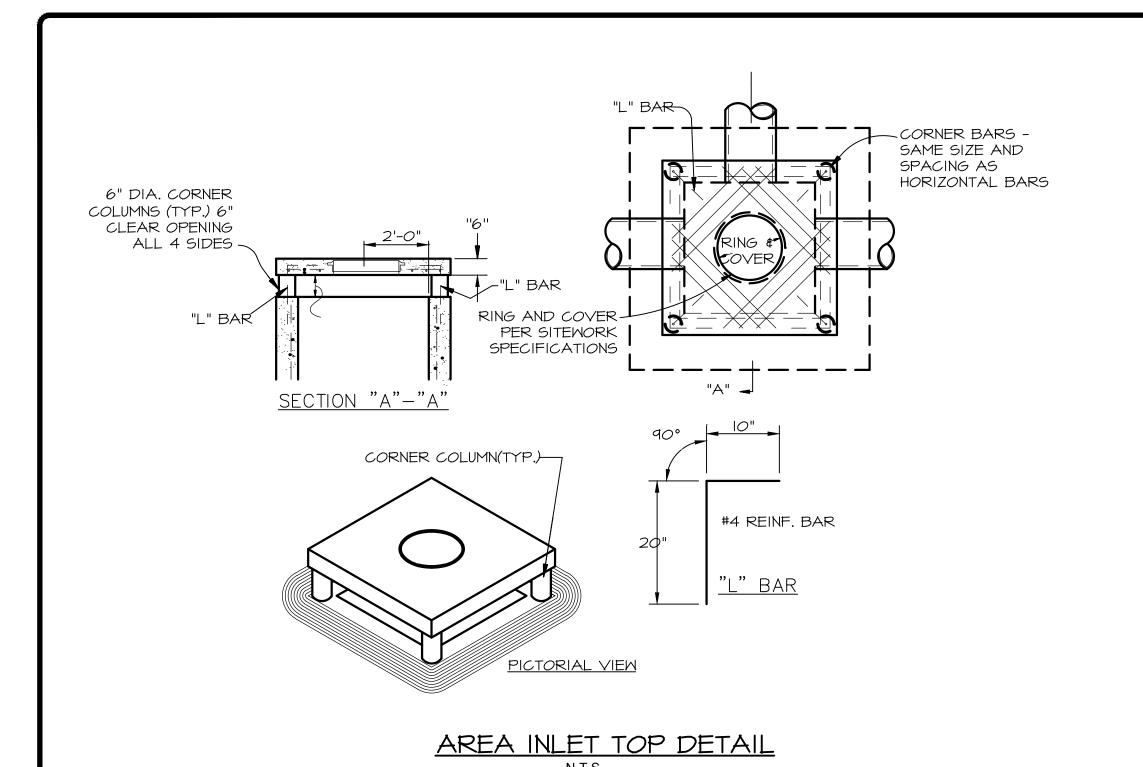


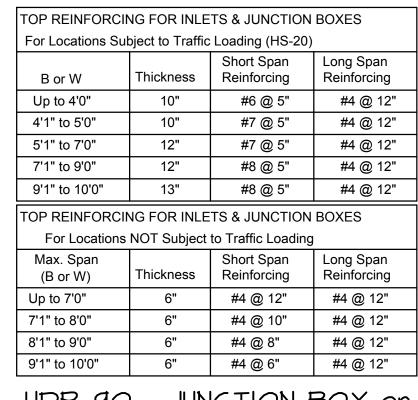
S. Hampton Place

Rogers, Benton County, Arkansas

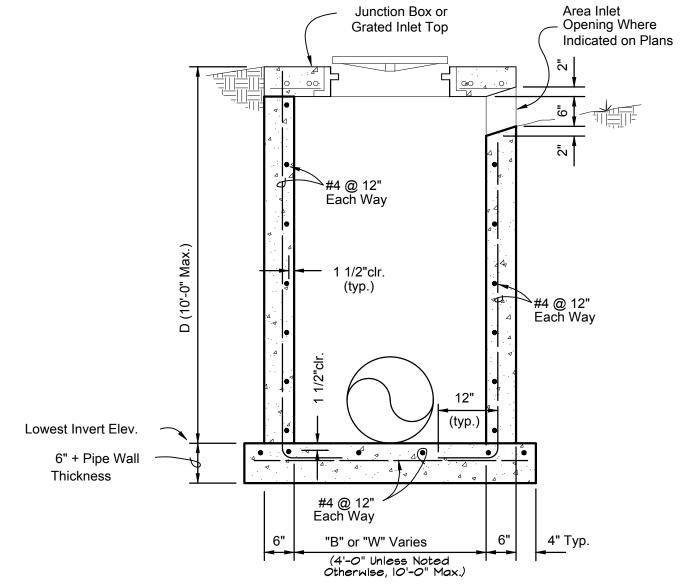
IRRIGATION	PLAN
SHEET	3







UDR-90: JUNCTION BOX or GRATED INLET TOP REINFORCING

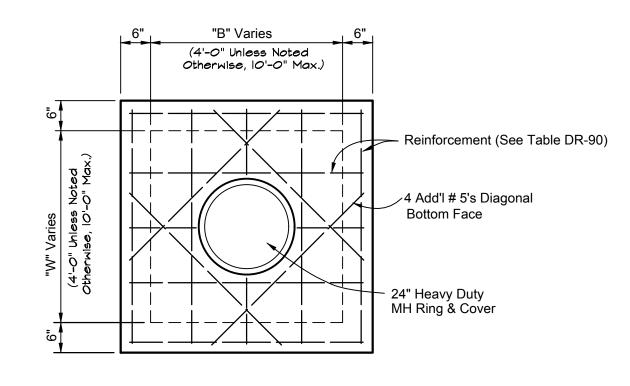


- NOTE:
- 1. See Plans for Dimesions "B" and "W" (Noted B x W)
- 2. See Detail for Wall Corner Reinforcement

DR-60: JUNCTION BOX or GRATED INLET

NOT IN PAVEMENT

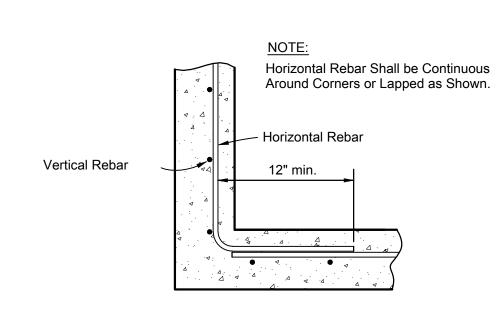
Not to Scale

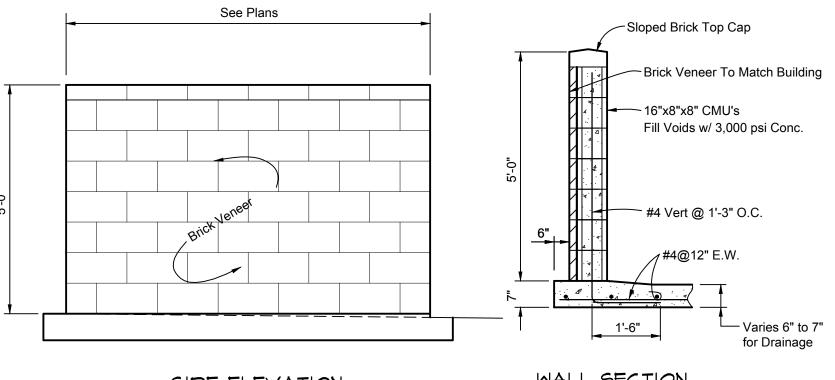


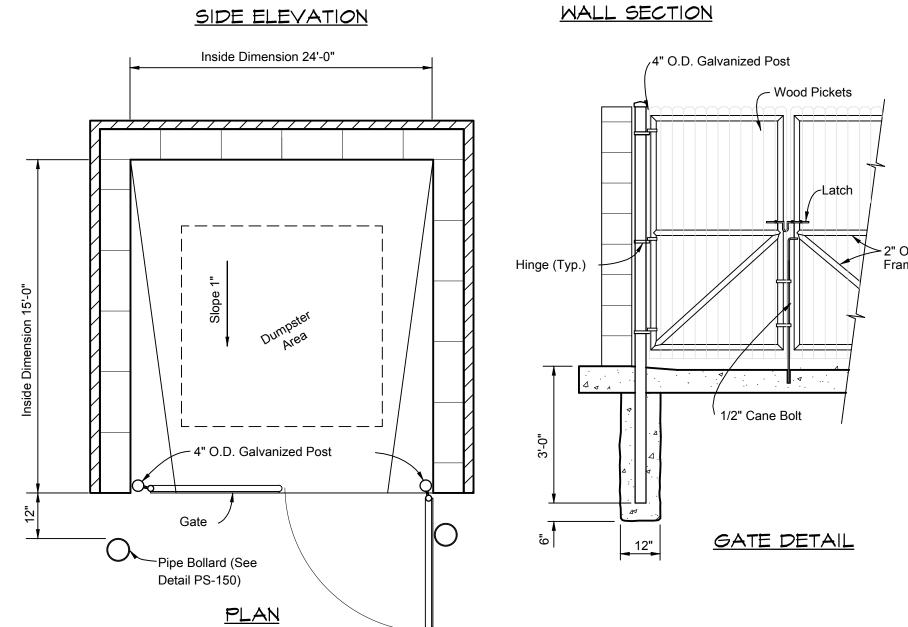
#### NOTES:

- 1. See Plans for Dimesions "B" and "W" (Noted B x W)
- 2. See Table for Top Thickness and Reinforcing
- 3. Exposed Edges Shall Have 3/4" Chamfer

DR-70: JUNCTION BOX TOP







#### NOTES:

- 1. Gate Pickets Shall be "Dogear" Style CCA Treated Pine.
- All Accessories and Fastening Hardware Shall Be Galvanized Steel.
- 3. All Posts and Supports Shall be SS40 or Schedule 40 Pipe.
- Materials and Construction for the Block and Brick
  Walls Shall Conform to the Requirements of Chapter 21 "Masonry"
  of the International Building Code

DUMPSTER ENCLOSURE DETAIL

Not to Scale

DR-100: PLAN - JUNCTION BOX, GRATED INLET or

CURB INLET WALL CORNER REINFORCING

Not to Scale

Revision	Ву	Date



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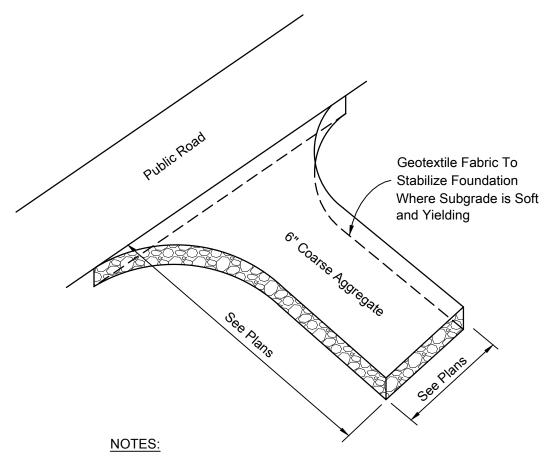
Drawn By:	Vertical Scale:
JDS	_
Approved By:	Horizontal Scale
JRW	30
Date:	Plotting Scale:
02.23.16	1
Project No.:	Drawing Name
JEA-01	Plan Sheets

# ROGERS ALZHEIMER'S SPECIAL CARE CENTER

2000 S. Hampton Place

Rogers, Benton County, Arkansas

MISCELLANEOUS DETAILS

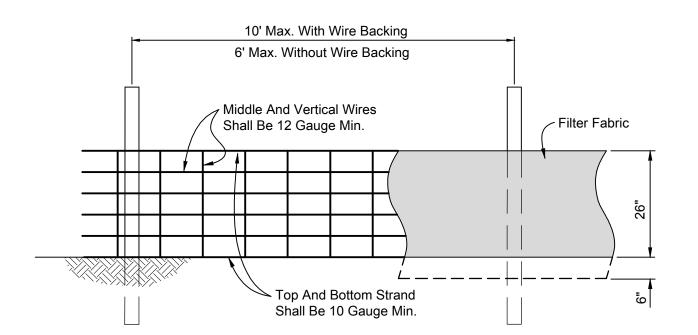


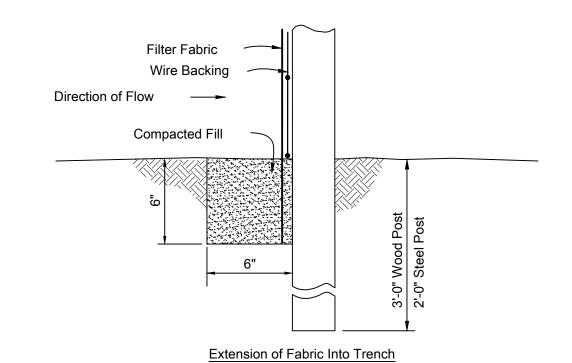
- 1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
- 2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
- 3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.

Not to Scale

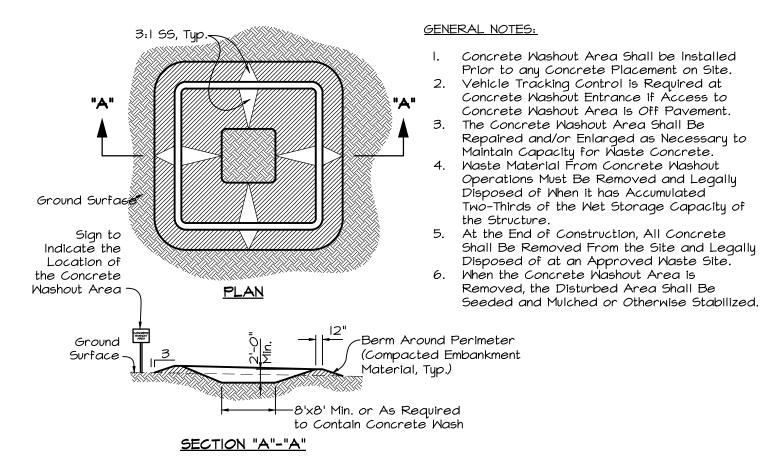
 Maintain The Gravel Pad In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

## EC-30: TEMPORARY CONSTRUCTION ENTRANCE

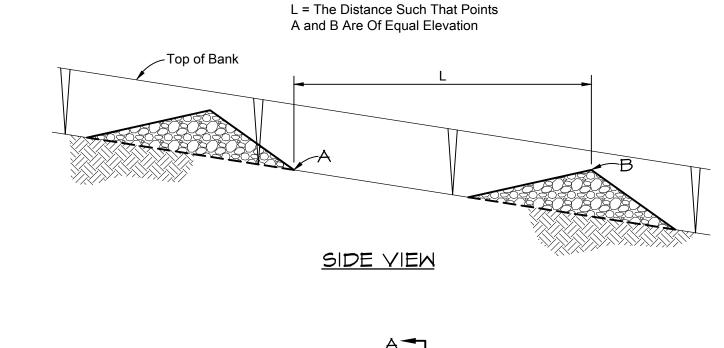


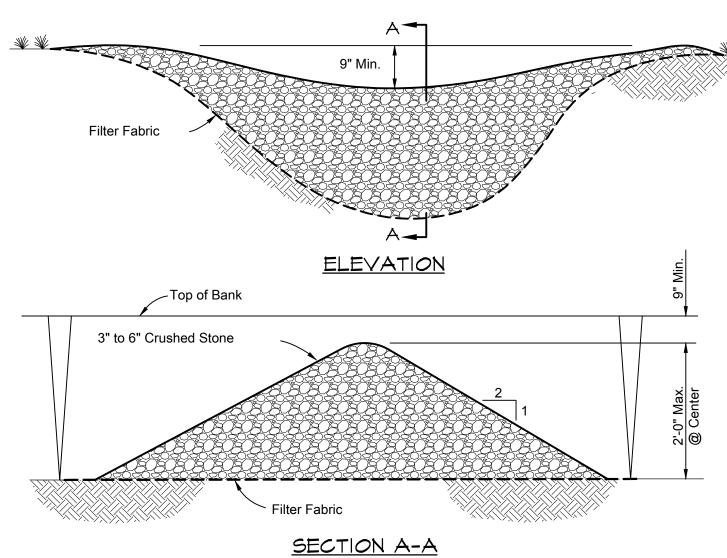


EC-I2: SILT FENCE
Not to Scale 4-23-10

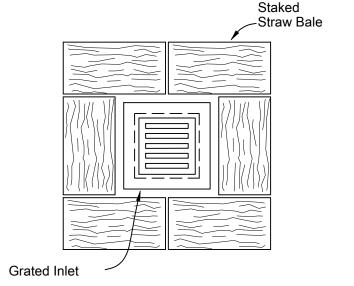


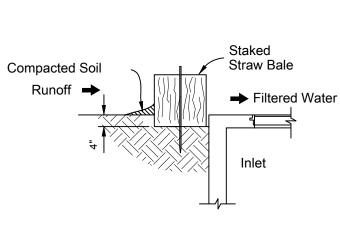
## CONCRETE WASHOUT AREA DETAIL





EC-60: TEMPORARY ROCK CHECK DAM
Not to Scale
9-20-10





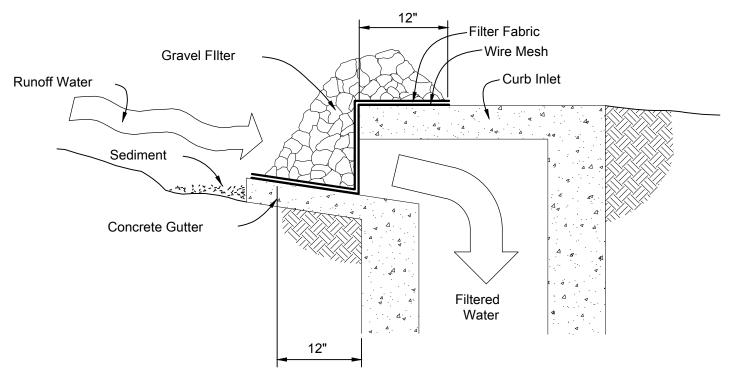
<u>PLAN</u>

SECTION

#### NOTES:

- 1. Bales Shall Be Either Wire-bound or String-Tied With the Bindings Oriented Around The Sides Rather Than Over and Under the Bales.
- 2. Bales Shall Be Placed Lengthwise in a Single Row Surrounding the Inlet, With Ends Of Adjacent Bales Pressed Together.
- 3. The Filter Barrier Shall Be Entrenched and Backfilled. A Trench Shall Be Excavated Around the Inlet the Width of a Bale to a Minimum Depth of 4 Inches. After the Bales are Staked, the Excavated Soil Shall Be Backfilled and Compacted Against the Filter Barrier.
- 4. Each Bale Shall Be Securely Anchored and Held in Place by Two Stakes or Rebar Driven Through the Bale at the Third Points of the Bale.
- Loose Straw Shall Be Wedged Between Bales to Prevent Water From Entering Between Bales.

## EC-40: STRAW BALE INLET SEDIMENT FILTER Not to Scale 9-14-10



#### NOTES:

- This Method of Protection is Applicable at Curb Inlets Where Ponding in Front of the Structure is not Likely to Cause Inconvenience or Damage to Adjacent Structures and Unprotected Areas.
- 2. Gravel Filter Shall be 3/4" 2" Stone.

EC-43 TEMPORARY GRAVEL CURB INLET

SEDIMENT FILTER

Not to Scale 12-6-10

Revision	Ву	Date



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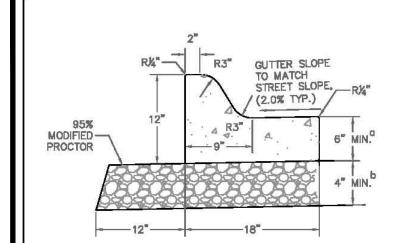
Drawn By:	Vertical Scale:
JDS	_
oproved By:	Horizontal Scale:
JRW	30
Date:	Plotting Scale:
02.23.16	1
Project No.:	Drawing Name:
JEA-01	Plan Sheets

# ROGERS ALZHEIMER'S SPECIAL CARE CENTER

2000 S. Hampton Place

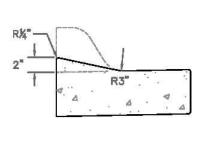
Rogers, Benton County, Arkansas

MISCELLANEOUS DETAILS



#### STANDARD CURB AND GUTTER

- 1. CONCRETE SHALL BE CLASS B, 3500 PSI, 4-7% AIR ENTRAINED. CONCRETE MAY NOT BE POURED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35' F WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. AL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, INISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
- 2. CONTRACTION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS WITH EXPANSION JOINTS AT 75 FOOT INTERVALS.
- 3. ALL CONTRACTION JOINTS SHALL BE SEALED WITH SONNEBORN® SONOLASTIC SL 174 (OR APPROVED EQUAL) ACCORDING TO MANUFACTURER'S INSTRUCTIONS PRIOR TO FINAL ASPHALT
- 4. EXPANSION JOINT MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES OR AS DIRECTED BY ENGINEER. THE EXPANSION MATERIAL SHALL BE " ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. MATERIAL SHALL BE LEFT LOWER OR TRIMMED TO BE 1/2" BELOW THE TOP OF
- 5. EXPANSION JOINT MATERIAL SHALL BE FULL DEPTH OF THE CURB AND PERPENDICULAR TO THE CURB LINE.
- 6. ALL CURB AND GUTTER SHALL RECEIVE A BROOM FINISH.
- 7. CONTRACTOR SHALL PROVIDE THE CITY 24 HOURS NOTICE WHEN FORMS OR STRINGLINE ARE READY PRIOR TO CONCRETE
- 8. FOR CONCRETE STREETS, IF THE CURB AND GUTTER IS CAST SEPARATELY, 1/2" DOWEL RODS 30" LONG SHALL BE PROVIDED A MINIMUM OF EVERY 30" ON-CENTER.



#### MODIFIED CURB AND GUTTER (PLACE ACROSS ALL DRIVEWAYS)

- a. IF MONOLITHICALLY CAST WITH THE STREET, THICKNESS SHALL MATCH STREET PAVING
- b. IF PAVEMENT SECTION IS 10" THICK OR MORE, 4" OF CLASS 7 AGGREGATE SHALL EXTEND UNDER CURB AND 1 FOOT BEYOND. IF THE PAVEMENT SECTION IS LESS THAN 10" THICK, THE CURB AND SUBGRADE, SUBGRADE SHALL BE PROOF-ROLLED BY A LOADED TANDEM-AXLE DUMP TRUCK.

**CURB AND GUTTER DETAIL** 

WARNING DEVICE

TRANSITION

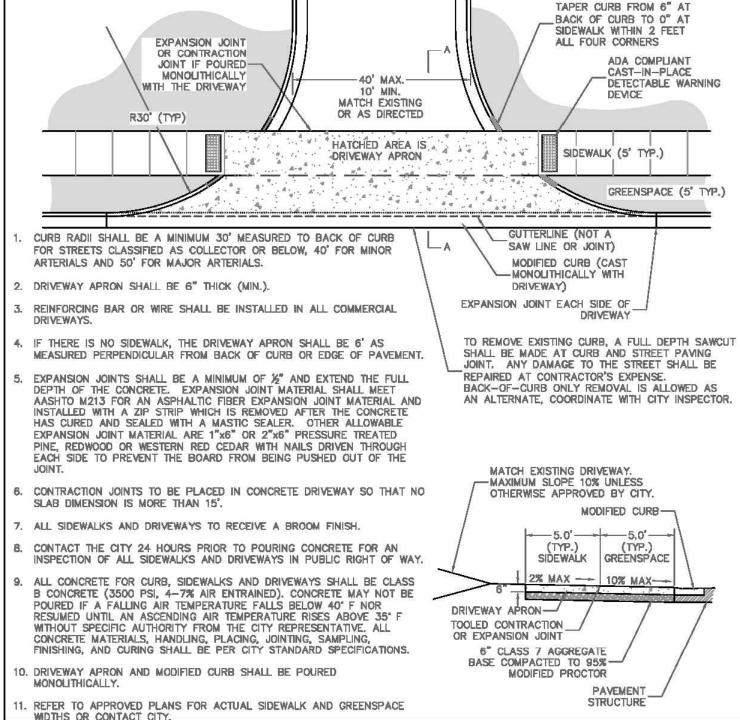
(NOT NEEDED FOR

-NO LIP

PAY LIMITS FOR

GREEN SPACE

SIDEWALK



BACK-OF-CURB ONLY REMOVAL IS ALLOWED AS AN ALTERNATE. COORDINATE WITH CITY INSPECTOR



CITY OF ROGERS 301 WEST CHESTNUT STREET ROGERS, ARKANSAS 72756

**COMMERCIAL DRIVEWAY DETAIL** 

NOT TO SCALE **JANUARY 8, 2013** 

CITY OF ROGERS 301 WEST CHESTNUT STREET ROGERS, ARKANSAS 72756 (479) 621-1186

FULL DEPTH EXPANSION

JOINTS EVERY 25 FEET (MAX)\*

GREENSPACE

--- 2% TYP

6" BEYOND SIDEWALK -

4. ALL CONCRETE SHALL BE CLASS B (3500 PSI, 4-7% AIR ENTRAINED).

CONCRETE MAY NOT BE POURED IF A FALLING AIR TEMPERATURE

TEMPERATURE RISES ABOVE 35° F WITHOUT SPECIFIC AUTHORITY

HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING

5. EXPANSION JOINT'S SHALL BE A MINIMUM OF 1/2" AND EXTEND THE

MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT

AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER. OTHER ALLOWABLE EXPANSION JOINT MATERIAL ARE 1"x4"

OR 2"x4" PRESSURE TREATED PINE, REDWOOD OR WESTERN RED

CONTRACTION JOINTS SHALL BE PLACED AT 5 FOOT INTERVALS.\*

STRUCTURE WHERE IT IS DESIRABLE THAT THE SIDEWALK REMAIN

FLUSH, THE SIDEWALK SHALL BE DOWELED INTO THE STRUCTURE.

8. ALL SIDEWALK BASE SHALL BE PLACED ON FIRM, STABLE SUBGRADE.

9. CONTACT THE CITY 24 HOURS PRIOR TO POURING CONCRETE FOR AN

10. CONTACT CITY FOR ACTUAL GREENSPACE AND SIDEWALK WIDTHS

11. SIDEWALK AND GREENSPACE WIDTH MAY BE VARIED TO MATCH

EXISTING FEATURES IF APPROVED BY THE PLANNING STAFF

REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION.

WHEN PLACING SIDEWALK AGAINST AN EXISTING CONCRETE

CEDAR WITH NAILS DRIVEN THROUGH EACH SIDE TO PREVENT THE

FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL

MATERIAL AND RE INSTALLED WITH A ZIP STRIP WHICH IS REMOVED.

FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR

FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS,

ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.

2. ALL SIDEWALKS SHALL RECEIVE A BROOM FINISH.

3. ALL SIDEWALK EDGES SHALL HAVE A 1/2" RADIUS EDGE.

SHALL BE PER CITY STANDARD SPECIFICATIONS.

BOARD FROM BEING PUSHED OUT OF THE JOINT.

SIDEWALK

TYPICAL SIDEWALK DETAILS

\*CONTRACTION JOINT SPACING

SHALL MATCH SIDEWALK WIDTH.

SPACED TO MATCH CONTRACTION

-CONTRACTION JOINT (TYP)

EXPANSION JOINTS SHALL BE

JOINT SPACING.

4" PORTLAND CEMENT

SCREENINGS)

SUBGRADE BENEATH

SIDEWALK SHALL BE STABLE

AND FIRM WITH ORGANIC

" MIN. EMBEDMENT-

没" の DRILLED

HOLE, 16

LONGER

THAN BAR

DOWELS SHALL BE

SPACED AT 6" TO

16" MAX.

MATERIALS REMOVED.

CONCRETE (6" AT DRIVEWAYS)

4" COMPACTED BASE -(CLASS 7 AGGREGATE OR

CONNECTION TO

CONCRETE STRUCTURES

4.0

-EXPANSION JOINT

SIDEWALK -

PROPOSED - CONCRETE

-EXPANSION JOINT

- SIDEWALK

SMOOTH DOWEL OR

REBAR CAST IN PLACE WITH SIDEWALK

STRUCTURE

STRUCTURE

NOT TO SCALE **JANUARY 8, 2013** 

CITY OF ROGERS 301 WEST CHESTNUT STREET ROGERS, ARKANSAS 72756 (479) 621-1186

NOT TO SCALE

1. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33%. 2. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. SEE SIDEWALK DETAILS FOR SIDEWALK CONSTRUCTION REQUIREMENTS.

CONCRETE SHALL BE 6" THICK AND 3500 PSI WITH 4-7% AIR ENTRAINMENT. 4" OF AGGREGATE BASE SHALL BE REQUIRED BENEATH THE RAMP JUST LIKE SIDEWALK. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.

DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A STREET OR A COMMERCIAL DRIVEWAY FOR THE FULL WIDTH OF THE RAMP.

THE CONTRACTOR SHALL ENSURE THAT THE GUTTER IS MAINTAINED THROUGH THE AREA OF THE RAMP AND THAT ANY TRANSITION AREAS DRAIN TO THE STREET. THE SHADED AREA SHOWN ON THE DETAIL SHALL BE THE PAY LIMITS

CONSIDERED AS PART OF THE ACCESSIBLE RAMP.

RAMP ON THE OPPOSITE SIDE OF THE INTERSECTION.

RAMP AND DETECTABLE WARNING DEVICE SHALL BE ORIENTED PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC.

THE ACCESSIBLE RAMP WIDTH SHALL MATCH THE SIDEWALK WIDTH. 9. RAMPS SHALL BE MODIFIED AS NECESSARY TO INSURE THAT THEY ARE PARALLEL TO A LINE DRAWN FROM ONE RAMP TO THE CENTER OF THE

CONSTRUCTION. FOR SIDEWALKS ADJACENT TO THE CURB, THE AHTD TYPE 1 RAMP SHALL BE USED. ANY OTHER DEVIATIONS FROM THIS DETAIL WILL REQUIRE SPECIFIC APPROVAL BY THE PLANNING DEPARTMENT.

THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB. 2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL 1

PERMIT WHEELS TO ROLL BETWEEN DOMES. 3. DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY

-----4.0' (MIN)------0000000 000000 000000 0.9 969999

ROGERS, ARKANSAS 72756

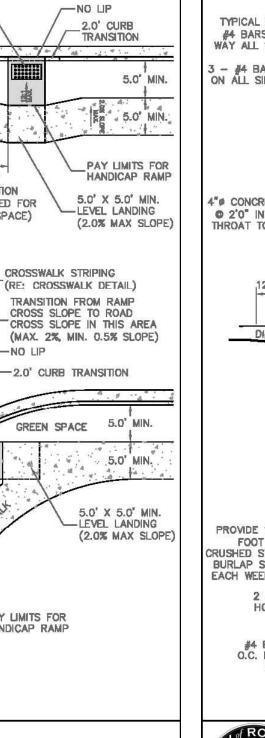
OF TRAVEL DETECTABLE WARNING DEVICE CITY OF ROGERS **ACCESSIBLE RAMP DETAILS** 301 WEST CHESTNUT STREET

STOP BAR -/

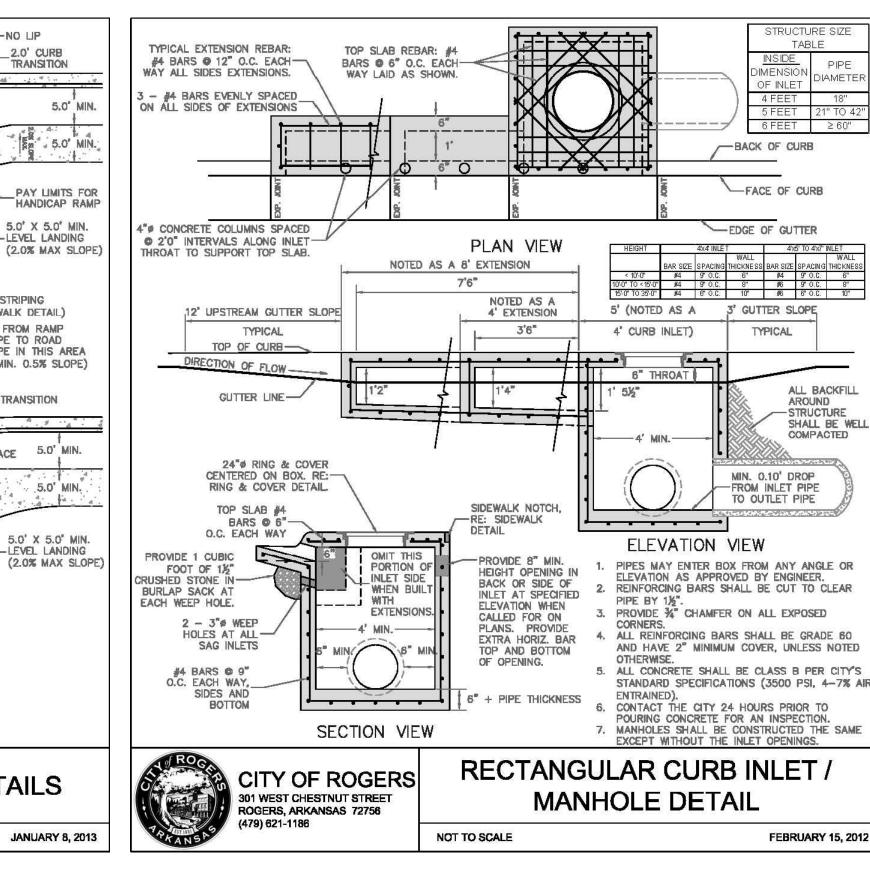
DETECTABLE

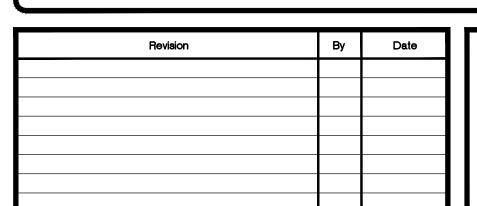
WARNING DEVICE

NOT TO SCALE **JANUARY 8, 2013** 



JUNE 23, 2015







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Drawn By: JDS Approved By JRW 30 Date: 02.23.16 Project No.: JEA-01 Plan Sheets

Vertical Scale Horizontal Scal Plotting Scale Drawing Name

ROGERS ALZHEIMER'S SPECIAL CARE CENTER 2000 S. Hampton Place

Rogers, Benton County, Arkansas

ROGERS CITY DETAILS